



**GRASSROOTS**  
REALTY GROUP

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**904 Spruce Way SE  
Medicine Hat, Alberta**

**MLS # A2240453**



**\$569,500**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,792 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Pantry, See Remarks		

**Inclusions:** Call seller directly

Click brochure link for more details. Warm & Welcoming former Show Home for Sale This beautiful 4 Bedroom 3 1/2 bath, well cared-for two-storey home offers comfort, efficiency, and timeless style &mdash; a perfect match for anyone looking to settle into a peaceful, convenient family neighborhood, with a school within walking distance. Grocery stores, Hime Depo, Canadian Tire, Walmart and more literally only blocks away. Inside, you&rsquo;ll find solid oak hardwood and tile floors, granite counter tops, and raised-panel oak kitchen cabinets with plenty of pot drawers and walk in pantry. The well-equipped kitchen includes high-end Bosch stainless steel appliances, including a convection range and dishwasher, plus a Whirlpool French door fridge and a garburator &mdash; everything you need for easy cooking and entertaining. The open-concept great room is anchored by a cozy gas fireplace, ideal for relaxing evenings at home. Upstairs, the master bedroom features a beautiful four-piece ensuite, complete with a large jacuzzi tub and large tiled shower, offering a perfect space to unwind. Outside, the backyard is a true oasis, professionally landscaped with evergreens, manicured shrubs, and a lovely vegetable garden. A new deck with a natural gas BBQ hookup makes it perfect for summer gatherings, garden shed and underground sprinklers keep everything green with minimal effort. Efficiency and peace of mind come built-in: New triple-pane Low-E Argon windows 30-year shingles installed 2024 (lower insurance costs) R-60 insulation in the home attic and both garages New Lennox two-stage Energy Star furnace Garage Doors Energy Star York air conditioner Rubber driveway and no-maintenance fencing Double attached garage plus a heated rear garage with 12-ft ceilings and 220V power RV parking pad fits up to a 38-ft RV

Home security system included Located close to schools and shopping in a family-friendly neighborhood. This is more than just a house — it's a home that's been lovingly maintained and thoughtfully upgraded.