



**GRASSROOTS**  
REALTY GROUP

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**160 Sprague Way SE  
Medicine Hat, Alberta**

**MLS # A2242530**



**\$320,000**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Carport, Concrete Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 160 Sprague Way SE, a spacious and well-maintained bi-level home located in the desirable community of Southridge. This inviting property offers a total of five generously sized bedrooms—three on the main level and two more in the fully developed basement—making it an ideal home for growing families or those who love to host guests. The main floor features a bright and airy living space, a large kitchen with ample cabinetry and workspace, and a dining area perfect for family gatherings. With three full bathrooms throughout the home, convenience and comfort are ensured for all family members. Downstairs, you'll find a massive family room that provides a perfect retreat for entertaining, relaxing, or creating a cozy space to kick back and relax. The lower level also includes two spacious bedrooms and a full bathroom, offering flexibility for multi-generational living or a dedicated home office. The laundry room is an impressive space dealing as a drop zone off your access out to your carport. Step outside to enjoy the huge tiered deck, ideal for outdoor dining or summer barbecues. The large backyard offers ample space for kids to play and a great set up backing a green space. Located close to schools, parks, and walking paths, this home offers an awesome location waiting for you to enjoy!