



**GRASSROOTS**  
REALTY GROUP

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**48 Strong Avenue SE  
Medicine Hat, Alberta**

**MLS # A2245253**



**\$425,000**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<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	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this adorable 4-level split located in a highly sought-after neighbourhood in SE Southridge! Perfectly situated near schools, parks, playgrounds, tennis courts, and a scenic lake, this updated home is ready for a new family to move in and enjoy. The beautifully landscaped yard features decks on both sides of the home, offering the perfect spot to relax in the sun or shade throughout the day. You'll also find a charming patio, cozy firepit area, and a spacious 24x24 heated double detached garage. Inside, the main level welcomes you with a generous entryway, coat closet, and a bright, semi-open kitchen, dining, and living area—ideal for entertaining. Upstairs, you'll find two spacious bedrooms, including a primary with a walk-in closet, and a 4-piece bathroom. The lower level offers a comfortable family room, a 3-piece bathroom, and a large laundry room complete with laundry sink. The basement features two additional bedrooms (windows may not meet egress), a 2-piece bathroom, a storage room, and a utility area with a high-efficiency furnace. Don't miss the opportunity to own this well-maintained home in a fantastic, family-friendly location!