



GRASSROOTS
REALTY GROUP

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**15 Vista Court SE
Medicine Hat, Alberta**

MLS # A2247861



\$529,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,610 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Conservation, Interior Lot, Landscaped, Lawn, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	workbench & cupboards		

This beautifully updated modified bi-level offers a perfect blend of style, comfort, and convenience. Featuring a walkout basement and a functional layout, this home boasts high-quality laminate flooring throughout the main level and a stunning new kitchen complete with a full stainless steel appliance package, granite countertops, and modern finishes. With four spacious bedrooms and three full bathrooms, there's room for the whole family. The main floor laundry adds everyday ease, while the double attached garage provides ample parking and storage. Enjoy privacy with no neighbours directly behind, and take advantage of the prime location close to schools, shopping, parks, and scenic trails. This home is move-in ready and waiting for you to make it your own.