



GRASSROOTS
REALTY GROUP

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**49 Vista Road SE
Medicine Hat, Alberta**

MLS # A2249359



\$599,990

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,498 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: shed

A fully developed bungalow with nearly 3000sq ft of development, in a desired neighborhood. A spacious entry reveals a main level with an open floor plan design with a bright newly renovated kitchen. All new appliances, 9ft. ceilings throughout with access to a 10x12 deck with gas hook up and a newly poured lower deck space. The great room, open to the kitchen, is very spacious and features plenty of windows and a gas fireplace. Also on the main level is the master bedroom with 4-piece ensuite, A newly renovated main-floor laundry room conveniently located next to the master suite and allows entry to the double car garage. Completing the main level another bedroom that can also be used as a office. The lower level with a comfortable family room and a dry bar, a 3-piece bath, a flex room, and 2 very spacious newly renovated bedrooms with large walk in closets. The yard is newly fenced with white vinyl fencing and landscaped with underground sprinklers. New shingles were installed 3 years ago. This property is located close to schools, the YMCA, Desert Blume and Paradise Valley golf courses, malls, and many other amenities.