



GRASSROOTS
REALTY GROUP

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**116 Vista Close SE
Medicine Hat, Alberta**

MLS # A2251993



\$484,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,662 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge(ice maker not functioning)as is , Stove, B/I microwave, B/I dishwasher, Central vac & attachments, Underground sprinklers, Garage door opener & remotes, Window coverings, Shed, Gazebo, T.V mount(s), Speakers, Electric f/p on wall in family room, Central A/C, Washer and Dryer, reverse osmosis, Water softener

Welcome to this spacious 1,610 sq ft two-storey home, tucked away on a quiet, family-friendly street close to schools, parks, and walking paths. With 4 bedrooms, 4 bathrooms, and a 22x24 attached garage, it truly checks all the boxes. Step inside to a welcoming tiled entry that leads into an open-concept main floor. The kitchen offers plenty of maple cabinets and counter space, newer appliances, a central island, and a fantastic walk-through pantry that connects to the mudroom and laundry. The spacious dining area overlooks the backyard, while the living room features maple hardwood floors and a gas fireplace – the perfect spot to gather on chilly evenings. A 2-piece bath and main floor laundry complete this level. Upstairs, you’ll find a spacious primary suite with a walk-in closet and a large 3-piece ensuite complete with a dedicated vanity area. Two additional bedrooms share a 5-piece Jack-and-Jill bathroom, giving everyone their own space. The fully finished basement adds even more living space with a family room, 3-piece bath, fourth bedroom, and plenty of storage. Out back, enjoy a beautifully landscaped yard with underground sprinklers, a low-maintenance fence, shed, and a deck with gas line for the BBQ. There’s also a gazebo making it a true backyard retreat. Recent updates include new shingles (2022), newer paint, and a hot water tank (2018). The attached garage is insulated and heated, making it extra practical year-round. This is a fantastic home at an awesome price point!!