



GRASSROOTS
REALTY GROUP

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23 Vista Avenue SE
Medicine Hat, Alberta

MLS # A2252382



\$519,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,569 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street, Parking Pad, RV Ac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave Hood Fan, Drink Fridge, Dishwasher, Washer, Dryer, C/A, Window Coverings, Shed (unpermitted), Tv Mount in Master Bedroom, Deep Freeze, Garage Door Opener & Controls, Garage Cabinets, Shelving, & Heater

Welcome to 23 Vista Avenue SE – a home that truly has it all. From the moment you arrive, you’ll notice the easy-care front yard, setting the stage for a property that blends comfort and convenience. Step inside and you’re greeted by a bright, open main floor designed for everyday living. The cozy gas fireplace anchors the living room, while the kitchen—with its maple cabinetry, stainless steel appliances, centre island, and walk-in pantry—flows seamlessly into the dining area. Large windows fill the space with natural light, making it feel warm and inviting. A handy powder room and main floor laundry round out this level. Upstairs, the spacious primary suite is a true retreat, featuring a dedicated make-up area, walk-in closet, and a relaxing ensuite complete with a soaker tub. Two additional bedrooms and another full bathroom provide plenty of space for family or guests. The fully developed basement adds even more living space with two generous bedrooms, a full bathroom, and a family space perfect for movie nights or game days. Not needing 2 bedrooms in the basement? No problem, the space can easily be converted to a larger living space with the simple removal of the temporary wall. Step out back and enjoy the covered deck, good sized fenced & landscaped backyard, and RV parking. And for those who appreciate garage space—you’ll love the oversized, heated, double attached garage. It’s loaded with storage cabinets, plus a plumbed-in sink and even a space for a mini fridge. This home is move-in ready and offers something for everyone—whether you’re hosting family gatherings, enjoying a quiet night in, or working on projects in the garage. Average Utilities are \$400/month. NEW SHINGLES are being installed in September!!

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