



**GRASSROOTS**  
REALTY GROUP

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**444 Sissons Crescent SE  
Medicine Hat, Alberta**

**MLS # A2253603**



**\$417,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Par		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Underground Sp		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** TV wall mount as seen, Basement fridge.

New shingles just installed! Fantastic 4 level split in a great location, close to amenities, schools and parks. Great for a family looking for tons of space and a great backyard with large deck and grass space to play. Nice bright kitchen with eating area and dining room and access to large 19x12 rear deck for bbq's and relaxing in your private yard. Comfortable living room on main level and another in the lower levels for TV and family time. 3 good sized bedrooms on upper level with a nice full bathroom, and 1 in the lower with its own 3 pce bathroom. The two lower levels have been completely renovated. 22x26 double garage not finished and a large garden shed. Parking in front off of street as well. This is a great home awaiting its new family to enjoy. Call your REALTOR&reg; today to arrange a viewing.