



GRASSROOTS
REALTY GROUP

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**120 Shannon Crescent SE
Medicine Hat, Alberta**

MLS # A2254079



\$450,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,115 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, HOOD FAN, WINDOW COVERINGS, WASHER & DRYER, DEEP FREEZER, GARAGE DOOR OPENER & REMOTE, CENTRAL A/C, U/G SPRINKLERS

This inviting bi-level home in sought-after Southridge offers space and comfort. Featuring 5 bedrooms and 3 full bathrooms, it's ideal for families needing room to grow. The main level boasts an open concept kitchen and dining area, highlighted by a large patio door leading to the deck – perfect for barbecues and outdoor entertaining. The cozy living room with a gas fireplace adds warmth and charm. Two bedrooms, including the primary suite with a 4 pc ensuite, plus convenient main-floor laundry, complete the upper level. The fully finished basement provides 3 additional bedrooms, a full bathroom, and a family/games room for relaxing or hosting. The landscaped yard features a recently installed underground sprinkler system, plenty of green space, and a large garden for those who love to grow their own. Some major upgrades in recent years include all new windows (2023), shingles (2018), and the furnace (2021). Complete with an attached double garage. Close to schools, shopping, and parks - this home checks all the boxes for comfort and convenience.