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92 Smithson Street SE Medicine Hat, Alberta

MLS # A2256346



\$339,900

Division: SE Southridge Residential/House Type: Style: Bi-Level Size: 957 sq.ft. Age: 1981 (44 yrs old) **Beds:** Baths: Garage: Double Garage Detached, Off Street, Parking Pad Lot Size: 0.12 Acre Lot Feat: Back Lane

Heating: Water: Forced Air Floors: Sewer: Carpet, Laminate, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Aluminum Siding, Brick, Stucco, Wood Frame R-LD Foundation: **Poured Concrete Utilities:**

Features: Bar, Ceiling Fan(s), Laminate Counters

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Ceiling Fan, Window Coverings, All Attached Shelving, 3x TV Mounts, Nest Thermostat, Freezer

Located in the heart of Southridge, this home offers convenience and accessibility with schools, walking paths, and shopping all nearby. It's a great option for families looking for both space and practicality. Inside you'll find 2+1 bedrooms and 2 bathrooms, with a layout that flows comfortably. The bright front living room features a large south-facing window, and the dining area leads into a spacious kitchen with plenty of storage and two-toned cabinetry for a touch of character. A back mudroom and coat closet provide everyday convenience, with direct access to the deck, fenced yard, and large detached heated double garage. The main floor has two good sized bedrooms and a full bathroom, while the lower level offers large windows, a big recreation room with a dry bar, laundry area, and a private primary suite with its own 3 pc ensuite and office space. Over the past several years the home has received various updates, giving it a modern flare while leaving room for you to add your own touches. A solid family home in a fantastic location—ready for its next chapter.