



GRASSROOTS
REALTY GROUP

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17 Iris Court SE
Medicine Hat, Alberta

MLS # A2256611



\$469,900

Division:	Connaught		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,392 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Skylight(s)		

Inclusions: N/A

Discover your dream home at 17 Iris Court! Nestled in a peaceful cul-de-sac, this fantastic family residence backs directly onto a path system, with two parks and lush green space—just seconds from the Connaught Golf Course. Step inside to find bright mornings in the cozy breakfast nook, elegant dinners in the separate dining room, and relaxed evenings in the spacious living room adorned with stunning hardwood floors. The expansive basement is an entertainer’s dream, featuring a wet bar and a large family room with a gas stove—perfect for cozy winter gatherings. Major updates include a brand new roof (2024), hot water tank (2024), also stay cool with a Trane air conditioning unit. Outside, enjoy a lovely front patio ideal for morning coffee, and a beautiful backyard bursting with perennials and thriving grapevines. With a double car attached garage and unmatched location, this home truly has it all. Don't miss out—come see for yourself and bring your offer!