



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**358 Vista Drive SE  
Medicine Hat, Alberta**

**MLS # A2257574**



**\$499,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,560 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Vinyl Windows		

**Inclusions:** microwave, blinds, 2 garage door openers with remotes, garage heater, tv mounts (upstairs & garage), central AC, backyard umbrella, privacy deck screen

Garage Goals in SE Southridge! Well maintained, move-in ready, and built for someone who values space, practicality, and low maintenance living. If you've been looking for space for your vehicles, toys, or projects, while still living within city limits - this is it. The heated, fully finished triple car attached garage is oversized and spotless, giving you all the room you need to actually use it. The yard is maintenance free with artificial turf, patio, and gravel. No watering, no mowing, no wasted weekends. The enclosed deck with privacy screens makes it easy to relax or entertain. Inside, the main floor offers a functional layout with kitchen, dining, living, half bath, and laundry. Upstairs, the master suite is massive with a large 5 piece ensuite and walk-in closet, plenty of space to spread out. A second bedroom and full bathroom complete the level. The basement adds a third bedroom, four piece bathroom, spacious living room, and a flex room that can be used as an office, home gym, hobby space or studio. Located in Vista, close to everything you need so you can spend less time on errands and more time enjoying your space.