



GRASSROOTS
REALTY GROUP

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**84 East Glen Drive SE
Medicine Hat, Alberta**

MLS # A2263249



\$649,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,102 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Landscaped, Street Lighting, Underground Sprinklers, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove - gas, dishwasher, hood fan - BI, microwave, washer and dryer with pedestals, ceiling fan(s), all window coverings (blinds, drapes, rods), UGS, AC unit, shed, garage door control -1, remote -1, garage heater, central vac with attachments

Expansive coulee views on a quiet street, this KENCO renovated/remodeled home is a definite must see! The 2015 renovation was perfectly designed to take full advantage of the stunning views throughout the main level, lower level & master suite, not to mention from the 2-tiered Trex deck (13'x15'6 & 10'x8') & patio. The property welcomes you with private and earthy curb appeal that draws you into the home offering an impressive entrance and unique layout. The main level hosts bright living space with a cozy living room and lovely bay window feature. With an open concept layout your family room opens into the kitchen and dining off the back of the home. The gourmet kitchen offers a huge island with quartz counters, custom maple cabinets with pull-outs, stainless steel appliances including a gas stove, walk-in pantry & a space for dining with patio door access to the deck/yard. Down a few stairs to the lower level (all above grade), is a lovely formal family room with electric fireplace & patio doors out to you impressive outdoor spaces, a good size bedroom, laundry and a 3 piece bathroom with an additional access point to yet another outdoor cozy space. Upstairs the master suite has it's own balcony, tons of closet space & a 3-piece ensuite, 2 additional bedrooms and a good size 4 piece bathroom. The basement provides another huge family room, tons of storage space & the perfect kids room. With 4 bedrooms & plenty of space, this is a perfect family home in an ideal location with parks, expansive path systems, playgrounds, shopping amenities, and schools. Also with RV parking, underground sprinklers, zone heating, 2018 shingles, heated garage & much more!