



GRASSROOTS
REALTY GROUP

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43 Prairie Court NE
Medicine Hat, Alberta

MLS # A2263484



\$459,000

Division:	Park View		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,451 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Central Air Conditioner, Garage Door Opener & Control, Deep Freeze, Shuffleboard, Shed

Welcome to 43 Prairie Court NE — a spacious and inviting 3+1 bedroom, 3-bathroom bungalow with a double attached garage, perfectly surrounded by nature and just minutes from Police Point Park, the River Valley, and the Medicine Hat Golf Course. The unique main floor layout features a bright front living room with large windows and a cozy gas fireplace, open to the dining area that's ideal for family gatherings. This level also includes three bedrooms, including a comfortable primary suite with dual closets and a 3-piece ensuite. A 4-piece main bathroom, convenient main floor laundry, and access to the double attached garage complete this level. Just a few steps down, you'll find a spacious kitchen with ample cabinetry, room for a breakfast table, and direct access to the back deck — the perfect spot for morning coffee or evening barbecues. The lower level is bright and welcoming, offering a huge rec and family room combination with a second gas fireplace and built-in oak entertainment centre, a fourth bedroom, a 3-piece bathroom, and a large storage room with shelving. The fully fenced and landscaped backyard includes a garden box and storage shed, creating a private outdoor retreat. With its ideal location, functional layout, and natural surroundings, this is the perfect place to call home.