



GRASSROOTS
REALTY GROUP

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**11 Sterling Link SE
Medicine Hat, Alberta**

MLS # A2263888



\$525,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garage Door Opener

Welcome to one of the city's most family-friendly neighborhoods, with a classic two-storey layout and a fully developed basement. Welcome to 11 Sterling Link Southeast, a 1,719 square foot beauty close to parks, schools and walking paths on the south end of town. The home has great curb appeal with an extended front drive and a double attached garage in the front. The front foyer opens up to a great layout, the main floor is flooded with natural light with a fully equipped kitchen. Stainless steel appliances, granite countertops and a corner pantry complete the kitchen that opens into the living space and access to the covered deck. The upper floor has 3 bedrooms including a great primary suite with ensuite and walk-in closet. The basement is fully developed with room for another bedroom if you need, but is currently a great spot for family time or to lay back and watch a movie or the game. The yard is a great size for the area with a shed included for extra storage. Come see if this home could be the one for you, contact your preferred agent today.