



GRASSROOTS
REALTY GROUP

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**361 Sprague Way SE
Medicine Hat, Alberta**

MLS # A2265937



\$474,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,352 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: Freezer, TV wall mount downstairs, UGS

The beautifully maintained 4 bedroom bilevel in Southridge is so warm and inviting! An ideal family home, there is so much to enjoy about this property. Upstairs is the spacious main living room, overlooking the park across the street. The kitchen is spacious, with warm wood tones and granite counter tops. The dining area also leads out to the large covered deck, where your family will enjoy many barbecues and family get togethers. The back yard is fully fenced, with plenty of room to enjoy. Completing the upstairs is the beautiful primary suite with walk in closet and ensuite, plus 2 more bedrooms and the 4 piece main bath. Downstairs is the 4 th bedroom, a 3 piece bathroom, a very large family room and plenty of storage. Plus there is a two car garage attached to the front, making this the perfect home! Come see it today, book your private showing with your favorite agent today.