



GRASSROOTS
REALTY GROUP

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**317 Prospect Drive SW
Medicine Hat, Alberta**

MLS # A2267066



\$399,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	970 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: Robot Sprinkler, Garage Cabinets, Garage Door Opener w/Remote, Central AC

You will love this tastefully built bi-level home located on Prospect Drive in a quiet, well established neighborhood. Built in 2013, this home offers 4 bedrooms and 3 full bathrooms, all designed with comfort and style in mind. The kitchen features quartz countertops, maple cabinets and lots of counter and storage space - perfect for cooking and entertaining. There is a computer nook on the main floor, great for a small home office or study spot. The primary bedroom includes a walk-in-closet and a 4 piece en-suite. Enjoy the attached enclosed sunroom, a cozy space to relax, with extra enclosed storage space underneath. Downstairs you will find a sizable family room, 2 bedrooms, 4 piece bath plus laundry and more storage space. The yard is fully fenced and designed for minimal maintenance, ideal for busy homeowners. The attached heated garage comes with built in shelving, offering excellent organization and more storage. Average Utilities are \$310/month. This non-smoking home has been well cared for and is conveniently located close to schools, downtown and walking distance to Swirls making it easy to enjoy all that the area has to offer. This home is a must see, book your private viewing today!