



GRASSROOTS
REALTY GROUP

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135 Sage Close SE
Medicine Hat, Alberta

MLS # A2270000



\$348,500

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Wood

Features: No Smoking Home, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: C/A, fridge, stove, B/I dishwasher, microwave, washer, dryer, window coverings & blinds, garage door opener, 2 remotes, central vac (no attachments) "as is where is" sellers never used. Floating shelves, garden boxes, white fireplace cabinet, garage shelving/bench,

LOCATION LOCATION! Excellent fully developed 4 bedroom (2+2) 2 bath 1124 sq ft bungalow with MAIN FLOOR LAUNDRY that's close to schools, parks and the Southridge YMCA, so it is perfect for families, retirees or as an investment! You'll love the fact this is not your cookie cutter home plus it HAS A DETACHED 16X24 GARAGE! The vaulted ceiling over the living room, kitchen and dining area gives a wonderful open feeling and allows for tons of light! The cheerful kitchen boasts a good sized pantry, two tone cabinets, and a spacious dining area. Main floor is also host to a nice size primary bedroom, second bedroom and a 4 pc bath. Downstairs is a FANTASTIC FAMILY ROOM that would be awesome for hosting those NHL/CFL & NFL nights!! There's 2 more large bedrooms, TONS of storage and a 3 PC BATH THAT HAS BEEN NEWLY RENOVATED IN 2025! Additional upgrades also include 3 new doors (back, front and garage man door), and a newer deck! The backyard is fully fenced, and sports a spacious patio area and garden boxes. This is a GREAT HOME, GREAT LOCATION PLUS LOTS OF PARKING back and front! Call today!