



GRASSROOTS
REALTY GROUP

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**10 Stanfield Place SE
Medicine Hat, Alberta**

MLS # A2271829



\$429,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,686 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Underground S		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Pantry, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: fridge, stove, microwave, hood fan, dishwasher, blinds and curtains rods, central a/c, TV mounts, ceiling fans, central vac with attachments, garage door opener and 2 remotes, shed, garage shelving, u/g sprinklers (as is), deck speakers (as is), screen/mesh on deck railings

Welcome to this functional two-storey home located in a quiet cul-de-sac. With 4 bedrooms and 4 bathrooms, this home is ideal for families. The main floor features an open-concept layout with updated flooring, a bright kitchen and dining area complete with stainless appliances, and a corner pantry. This space flows nicely into the living room where you will find a cozy gas fireplace surrounded by built in bookshelves — the perfect spot for relaxing or entertaining. The convenience of main floor laundry can also be found on this level adjacent to the garage entry. Upstairs there are 3 generously sized bedrooms, including the primary suite with a walk-in closet and private 3-piece ensuite. The lower level provides a great family rec room, bonus nook possibly for office space, a large 4th bedroom, and another full bathroom — ideal for guests or teens, as well as the bonus of a brand new HWT (Nov 2025). Step outside to enjoy the fully fenced and landscaped yard, complete with underground sprinklers, a handy shed, gas line for your BBQ, and a covered deck for year-round use. There's also ample parking space, including RV parking and an attached double garage. Situated close to parks, walking trails, schools, and playgrounds, this home is a solid choice for family living. Don't miss this opportunity to get into a great home in a fantastic neighborhood!