



GRASSROOTS
REALTY GROUP

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**11 Redwood Place SE
Medicine Hat, Alberta**

MLS # A2272399



\$529,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,024 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaping		

Heating:	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Skylight(s), Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Dishwasher, Hood Fan, Hot Tub & Steps, Shed, Central Vacuum & Attachments, Window Coverings/Blinds, Cabinets in Garage, Underground Sprinklers w/ Timer.

Welcome to this beautiful 2-Storey Split backing onto a green space! Offering 2,024 sq/ft above grade, plus a fully finished basement of 1,195 sq/ft, giving his home a total of 3,219 sq/ft of finished living space! This thoughtfully designed home delivers incredible space, natural light, and a layout perfect for families. The main floor is warm and welcoming with vaulted ceilings, a bright skylight, and a formal living room and dining space at the front of the home. Toward the back, you'll find the kitchen along with a second dining space, as well as a cozy sunken family room with a gas fireplace, ideal for movie nights. A convenient main-floor 4th bedroom or office, 3pc bathroom, and a laundry room with ample storage provide everyday function. Direct access to the double attached garage is an added bonus. Upstairs features three bedrooms, including a generous primary suite with a 4pc ensuite and walk-in closet, plus an additional 4pc bathroom for kids or guests. The basement expands your living space with a large rec room featuring a second gas fireplace, one bedroom, 4pc bathroom and a den—perfect for hobbies, a playroom, or extra storage. Outside, the yard is private and mature with beautiful trees, a large deck with pergolas, hot tub, concrete patio space, and a good-sized yard to boot. Best of all, it backs onto a green space, giving you a peaceful, open feel. Recent upgrades include: New vinyl windows (2023/24), Deck ~4 years ago, A/C unit ~6 years old, Shingles updated in 2012. This home is spacious, comfortable, and in a desirable location close to the Medicine Hat Mall, lots of restaurants and other shopping. Come see for yourself and take a look at this move-in ready family home, with some big-ticket updates already taken care of!

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