



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

18 Vista Close SE Medicine Hat, Alberta

MLS # A2273526



\$429,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, hood fan, dishwasher, washer, dryer, curtain rods and curtains, blinds, garage door opener with 2 remotes, central a/c, u/g sprinklers, central vac and attachments (everything sold as is)

Welcome to this inviting two-storey home with wonderful curb appeal, located in the highly desirable Vista neighborhood in Medicine Hat's south end. This family-friendly area offers beautiful walking trails and close proximity to schools, parks, and all amenities—providing exceptional convenience and quality of life. Inside, the home, high vaulted ceilings in the entryway create a bright and welcoming first impression. The main floor offers an open-concept kitchen, dining, and living area highlighted by a cozy gas fireplace, corner pantry, and appliances updated within the last two years. A convenient two-piece powder room and main floor laundry add to the thoughtful layout. From the dining room, step onto the covered back deck overlooking the fully fenced, landscaped yard with u/g sprinklers—perfect for entertaining, kids, pets, or simply relaxing outdoors. The upper-level features three generously sized bedrooms, including a spacious primary suite complete with a large three-piece en-suite and walk-in closet. The basement is open for your future development, featuring a roughed-in bathroom and a great layout ready for your ideas. Additional highlights include an attached double garage, a large driveway with RV parking, HWT (2018) and a brand new roof completed in November 2025. This is a great family home in a fantastic neighborhood, and with just a few small adjustments, it could easily become your perfect forever home. Don't miss this opportunity!