



**GRASSROOTS**  
REALTY GROUP

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**56 Stanfield Way SE  
Medicine Hat, Alberta**

**MLS # A2277098**



**\$589,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Underground S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, B/I Dishwasher, OTR Microwave, Window Coverings, Central Vac w/Attachments, Central A/C, U/G Sprinklers, Garage Door Opener & Remote(s), Washer, Dryer, Ping Pong Table,

Welcome home! This extensively renovated family home is tucked away on a quiet street and backs onto a school yard in just the right spot, offering the ideal setting for kids to play and families to grow!! The heart of the home is the dreamy, custom Woodvisions kitchen, beautifully crafted and designed for both everyday living and entertaining. You'll also love the many updates throughout, including updated flooring, vinyl windows main and upper floors, paint, modern lighting, and updated interior trim and doors. With 5 bedrooms and 3.5 bathrooms, there's room for everyone, plus an abundance of living space to spread out and settle in and just have fun! A massive storage room adds incredible functionality, keeping everything organized and out of sight as well as additional thoughtful storage throughout the home! Outside, enjoy the convenience of RV parking and a spacious double garage—perfect for vehicles, toys, and tools. This is a move-in-ready gem in a fantastic family-friendly location — you won't want to miss it!