



**GRASSROOTS**  
REALTY GROUP

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**559 Vista Drive SE**  
**Medicine Hat, Alberta**

**MLS # A2277889**



**\$589,000**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,747 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Window Coverings, Central Air Conditioner, Underground Sprinklers + Timer, Garage Door Opener + Controls, Tv Mount, Under deck Decorative Lights.

559 Vista Drive SE &ndash; Spacious Modified Bi-Level on a Prime Corner Lot Welcome to 559 Vista Drive SE, a beautifully updated modified bi-level perfectly situated on a corner lot directly across from a large park. This fantastic family-friendly location pairs seamlessly with a thoughtfully designed layout and numerous modern upgrades. Step inside to a generous entryway featuring a built-in bench and convenient access to the double attached garage. The main floor offers a bright, open-concept design with vaulted ceilings and large windows that flood the space with natural light. The inviting living room is the perfect gathering space, highlighted by a stylish feature electric fireplace that adds warmth and ambiance. The stunning kitchen is the heart of the home, showcasing Beautiful cabinetry, quartz countertops, tile backsplash, a large centre eat-up island, and a corner pantry&mdash;ideal for both everyday living and entertaining. The spacious dining area easily accommodates a large table for family gatherings and provides access to the covered back deck. Partially enclosed for added privacy, this outdoor space includes a natural gas BBQ hookup and is perfect for relaxing and enjoying summer evenings. The main floor is completed by two good-sized bedrooms and a large 4-piece bathroom. Just a few steps up, you&rsquo;ll find the impressive primary retreat offering ample space for all your furniture, dual walk-in closets, and a beautiful 5-piece ensuite featuring dual sinks, a separate walk-in shower, and a luxurious soaker tub. The fully finished lower level adds even more living space with a large family room, two additional bedrooms, a full 4-piece bathroom, and laundry. Outside, the fully fenced and landscaped backyard offers a low-maintenance design with half lawn and half concrete&mdash;ideal for both play and entertaining. Additional highlights include new

vinyl plank flooring and basement carpet, new cabinetry, fresh basement paint, new toilets, two-zone heating, hot water on demand, and a rare 30-foot-deep garage. This move-in-ready home offers space, style, and an unbeatable location&mdash;directly across from the park and ready for its next owners to enjoy.