



GRASSROOTS
REALTY GROUP

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

**91 Sierra Road SW
Medicine Hat, Alberta**

MLS # A2280221



\$569,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,153 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, See Remarks, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central Air Conditioner, Garage Controls, Microwave Hood Fan

This beautiful new construction bungalow offers the perfect blend of style, comfort, and flexibility with over 1,100 sq. ft. of thoughtfully designed main floor living. Located in a growing community, this property is fully completed from top to bottom and move-in ready for a family to call it home. Step inside to a bright and open main level featuring luxury vinyl plank flooring throughout and a seamless flow between the spacious kitchen, dining, and living areas—ideal for both everyday living and entertaining. The kitchen showcases crisp white cabinetry, quartz countertops, a corner pantry, and a large central island offering ample prep and storage space. The adjacent dining and living areas open onto a 12' x 8' covered deck, perfect for relaxing or enjoying easy indoor-outdoor living. The main floor is anchored by a generous primary retreat with a walk-in closet and a sleek 4-piece ensuite, along with a convenient 2-piece powder room and main floor laundry. Downstairs, the fully finished basement expands your living space with two additional bedrooms, a full bathroom, and a large family room—ideal for movie nights, guests, or a kids’ hangout space. Completing the package is a double attached garage, providing plenty of room for vehicles, storage, and hobbies.