



GRASSROOTS
REALTY GROUP

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8 Rideau Close SE Medicine Hat, Alberta

MLS # A2280668



\$459,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,356 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot, Underground Sprinklers		

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

Inclusions: stove, refrigerator, dishwasher, microwave, washer/dryer

Welcome to a home situated in a quiet, established neighborhood, this stunning residence has been transformed with renovations that blends modern style with unparalleled mechanical updates. The Main Floor: Designed for Connection. The heart of this home is the massive chef's kitchen featuring brand-new stainless steel appliances (2025) and expansive counter space for effortless meal prep. The open flow leads you into a sprawling dining & living room, perfect for hosting large family gatherings. Retreat to the spacious master suite, which easily accommodates a king-size bed and offers the convenience of double closets and a private ensuite. The Lower Level & Outdoors: Room to Live The fully developed basement serves as the perfect family escape, featuring an inviting electric fireplace, two additional oversized bedrooms, and a full 4-piece bath. Step outside to a brand-new deck and stairs (2025) lead to a beautifully manicured yard, secured by a premium vinyl fence (2024) and kept lush with underground sprinklers. Unmatched Value & Security Rarely do you find a home with this level of recent investment. Move in with total confidence knowing the big-ticket items are brand new: Brand New (2025): Roof, Windows, Exterior Doors, and Sliding Patio Door. Mechanical & Finishes: 2026 hot water tank, fresh paint, modern baseboards, and stylish flooring throughout. Complete with a double attached garage and a prime central location close to all amenities, this home offers the luxury of a new build with the character of an established community. Your turn-key lifestyle starts here.