



**8 Rideau Close SE  
Medicine Hat, Alberta**

**MLS # A2280668**

**\$459,000**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<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>	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.