



**43 Vista Place SE
Medicine Hat, Alberta**

MLS # A2282123



\$479,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Wet Bar		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener + Control, Shed, C/A, Deep Freeze, Surround Sound System + Speakers in Basement, Bar Stools in Basement, Mini Bar Fridge in Basement, Central Vac + Attachments, U/G Sprinklers + Timer

Welcome to 43 Vista Place SE, a clean, well-maintained 4-bedroom bungalow with an attached double garage, tucked away on a quiet street and completely move-in ready. The main floor offers a bright and spacious front living room, perfect for relaxing or entertaining. The eat-in kitchen provides plenty of cabinetry and counter space, making everyday living easy and functional. Two bedrooms are located on the main level, including the primary suite with a private 3-piece ensuite, along with a full 4-piece main bathroom and convenient main floor laundry. Downstairs is an entertainer's or teenager's dream. The fully developed basement features a large recreation room with a cozy corner gas fireplace and stone surround, plus a sit-at wet bar with an impressive walk-in pantry;ideal for hosting friends or family. Two additional bedrooms (the smaller one would make a perfect den or office), and a full 4-piece bathroom complete the lower level. Step outside to a beautifully designed backyard with a large covered deck and additional patio area, all fully fenced and landscaped with underground sprinklers and a charming pond feature;a perfect space to unwind or entertain outdoors. Additional highlights include new shingles (2023), central vacuum, and a paving stone driveway with integrated lighting that adds curb appeal and function. A fantastic bungalow offering space, comfort, and thoughtful features;43 Vista Place SE is ready to welcome you home. Average Utilities are \$310/month.