



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2282123**



**\$479,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.