



**87 Prairie Drive NE  
Medicine Hat, Alberta**

**MLS # A2283913**



**\$565,000**

|                  |   |                               |
|------------------|---|-------------------------------|
| <b>Division:</b> | Park View   |                               |
| <b>Type:</b>     | Residential/House   |                               |
| <b>Style:</b>    | 2 Storey  |                               |
| <b>Size:</b>     | 1,955 sq.ft.  | <b>Age:</b> 1994 (32 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> 3 full / 1 half |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Insulated, RV Access/Parking |                               |
| <b>Lot Size:</b> | 0.21 Acre   |                               |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Fruit Trees/Shrub(s)                         |                               |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Stucco   | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks               |                   |      |

**Inclusions:** Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Alkaline Water System, Washer, Dryer, Central Vac + Attachments, Central Air Conditioner, Window Coverings, Garage Door Openers + Control, Garage Heater, 2 Sheds (16' x 6' and 10' x 9.5'), Underground Sprinklers + Timer, Telus Security System

Located in the highly sought-after Parkview neighbourhood, just one minute from the Medicine Hat Golf & Country Club, this well-maintained two-storey split home offers space, flexibility, and a long list of updates. Featuring 3 bedrooms and 3.5 bathrooms, this property is ideal for families looking for a comfortable home in an established location. The main floor welcomes you with a front flex room currently used as a formal dining area, but easily suited for a living room, home office, or play space. The kitchen offers ample oak cabinetry, updated countertops and backsplash, newer stainless appliances (including fridge with ice maker), and a spacious dining area with direct access to the back deck and yard. From here, the layout flows into the large sunken living room, highlighted by a cozy gas fireplace. A convenient 2-piece powder room and main-floor laundry are located just off the attached double garage. Upstairs, you'll find three bedrooms, including the primary suite featuring a walk-in closet and a private updated 3-piece ensuite with a newer air-jetted tub. A full updated 3-piece bathroom with a newer large spa-style shower completes the upper level. The lower level provides a generous family room, an updated 3-piece bathroom, and a huge storage room, offering plenty of space for recreation and organization. Outside, the fully fenced (Metal) and landscaped backyard is a standout feature. Enjoy the new, oversized two-tier covered deck, underground sprinklers, RV parking, and an abundance of mature fruit including plum and apple trees, raspberry and blueberry bushes. Two sheds (16' x 6' and 10' x 9.5') provide additional storage. Notable updates include a new roof (4-5 years), windows (6 years), A/C and furnace (6 years), hot water tank (2024), updated kitchen finishes and appliances, renovated bathrooms, and the new

deck. A wonderful opportunity to own a move-in ready home in one of Medicine Hat's most desirable neighbourhoods. Garage will be reverted back to a fully finished heated garage for possession.