



**13 Rice Bay SE
Medicine Hat, Alberta**

MLS # A2287485



\$499,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,187 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: blinds, curtain rods and drapes

Welcome to 13 Rice Bay SE, nestled in a beautiful, quiet cul-de-sac in sought-after Medicine Hat SE. This fully updated home offers exceptional curb appeal with new cement board siding, a vinyl fence, and a double attached garage. Inside, you’ll find modern finishes throughout, including durable vinyl plank flooring and ceramic tile in the bathrooms. The stunning updated kitchen features quartz countertops, updated appliances, and a clean, contemporary design perfect for everyday living and entertaining. The upper level offers 3 spacious bedrooms and 1.5 bathrooms, while both the main floor and basement feature cozy wood-burning fireplaces – ideal for those chilly Alberta evenings. Custom railings add a stylish architectural touch. The walkout basement provides additional functional living space, including a large gym area and another bedroom, making it perfect for growing families or guests. All windows and appliances have been updated, offering peace of mind and improved efficiency. This move-in-ready home combines quality upgrades, space, and an unbeatable cul-de-sac location – a must-see!