



**32 Sunrise Court SW
Medicine Hat, Alberta**

MLS # A2288189



\$518,500

Division:	SW Southridge		
Type:	Residential/House		
Style:	Attached-Side by Side, Bungalow		
Size:	1,384 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: C/A, fridge, stove, B/I Dishwasher (NEW) , washer/dryer, garburator rough-in, UGSâ€™S, microwave, garage door opener , 2 remotes, curtain rods, all attached shelving

LOCATION, LOCATION! WELL CARED FOR 5 BED, 3 BATH BUNGALOW WITH "MAIN FLOOR LAUNDRY" ON A QUIET COURT IN THE DESIRED SUNRISE AREA!! (SW SOUTHRIDGE) Close to MANY schools (Ecole Les Cypress, Notre Dame, George Davison, St. Patrick's, and even St. John Paul) all within 5 minutes! Water park just 2 mins away and walking paths as well! Upon entering you love the VAULTED CEILINGS and open feel it has with the spacious living room, new vinyl plank flooring and leading to a large dining area & kitchen that has loads of cupboards, island & pantry! Full appliance package as well that includes a brand new dishwasher and newer stove! The main floor is also host to 3 nice size bedrooms including the primary bedroom with 4 PCE ensuite. There's also MAIN FLOOR LAUNDRY and a 4 PCE bath completing the main level. The lower level opens into a spacious family room featuring a cozy gas fireplace, along with a charming reading retreat perfect for relaxing. There's also a nook for a computer area and 2 generously sized bedrooms perfect for teenagers or for hosting your company! This roomy bungalow offers an abundance of storage throughout. Completing the lower level is a large 4 PCE bath! Lots of room in the large backyard that's perfect for entertaining family and friends with BBQ's and get together's while watching the kids play. Also noted*** SHINGLES MAY 2019, A/C NEW IN 2023, WASHER/DRYER ONLY 3 YEARS OLD, UGS'S, ALL NEW PAINT, MAINTENANCE FREE DECK. Call your favourite agent today to book a showing favourite!