



GRASSROOTS
REALTY GROUP

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**229 Sprague Way SE
Medicine Hat, Alberta**

MLS # A2293302



\$439,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave/hoodfan, washer, dryer, window coverings, garage door opener w/control, garage heater, central a/c

This beautifully maintained bungalow offers effortless living. Significant renovations in 2021-22 include vinyl windows (main floor), vinyl flooring, fresh paint, bathroom, and new, modern kitchen. The front windows flood the open-concept layout with natural light, creating an inviting space. With 3 bedrooms and 2.5 bathrooms, there's plenty of room with the Primary bedroom boasting a walk-in closet and 2 pce ensuite. Spacious family room, extra storage space, a spot for your desk/office and a den (or bedroom without closet). The front deck is ideal for quiet morning coffee or cozy Summer evenings. The fenced low maintenance yard is complete with shed and an impressive 26 X 28 heated double garage, plus extra RV Parking and front driveway. This home checks all the boxes and is the perfect location close to schools, walking paths, parks and playgrounds! Warm and welcoming to say the least. Contact your local neighbourhood REALTOR® today!