



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

MLS # A2294257



\$655,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,161 sq.ft.	Age:	2001 (25 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Private, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage

Inclusions: garden shed; 2 large copper garden flower troughs

Good builders survive the test of time and this home was built by one of Medicine Hat's great builders and ultimately proves this saying to be true. This spacious H & j Quality Constructed two storey offers: 4+2 bedrooms; main floor laundry; 4 bathrooms; two gas fireplaces; a full ensuite off the master bedroom; quartz countertops in the kitchen with white cabinetry; a covered deck off the kitchen garden doors; central turnback 'open staircase' to the upper level; four bedrooms on the upper level; a double attached garage (with two doors) and radiant heating; brick driveway; U/G sprinklers front and back; and RV parking off the alley. Some recent improvements include: New carpet & vinyl plank flooring; new toilets and hardware. Some unique features include: 220 Electrical panel in the garage; a steam shower in lower level bathroom; a mixermaster/appliance stand built in (kitchen) plus many extras the Sellers have upgraded that ALL Buyers will find convenient. With so many unique features, it is a must to view this beautiful home and experience the quiet neighborhood.