



**23 Strong Avenue SE
Medicine Hat, Alberta**

MLS # A2294858



\$383,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	948 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Street Lighting, Underground Sprinklers		

Heating:	Central, High Efficiency, Electric, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Jetted Tub, Soaking Tub, Storage, Wired for Sound		

Inclusions: 85" 4K Tv, 7.1 Audio Surround, Dart Board

*** For more information, please click the "More Information" button. *** 4-bedroom Southridge home featuring new shingles, a new high-efficiency 2 stage furnace, new central AC, new humidifier, and enhanced insulation to ensure maximum efficiency and lower utility bills for years to come. Inside, the home transitions to modern luxury with a custom stone feature wall featuring a built-in 85" 4K TV and 7.1 surround sound system. Unmatched convenience with dual laundry stations, jet tub, and a basement kitchen perfect for hosting or a dedicated hobby space. The 24x22 garage is fully finished and insulated with a R50 rating. Completed with a fenced yard and dedicated dog run.