



**40 Prairie Drive NE  
Medicine Hat, Alberta**

**MLS # A2295137**



**\$629,900**

<b>Division:</b>	Park View		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,993 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** Fridge, Stove, Dishwasher, B/I Microwave, Beverage Fridge, Washer/Dryer, Central Air Conditioning, Window Coverings, Garage Door Openers & Remotes, Garage Heater, Hot Tub, Pergola, U/G Sprinklers, Gemstone Lights, Murphy Bed, Pool Table & Accessories, Sectional Sofa (Negotiable)

The home you need. The neighbourhood you hoped for. The yard you crave. 40 Prairie Drive NE checks ALL the boxes for you and your family! This incredible 1993 sq ft two-storey home is located in the heart of Parkview, just steps away from a park & playground, and walking distance to one of the city's finest golf courses. Feel the comfortable vibe of this home the moment you walk up the steps of the covered front porch. Step inside to find an incredible layout with modern updates throughout. The spacious front livingroom features a gas fireplace and numerous large windows allowing for plenty of natural daylight. Just inside the front door you'll find a flex space that could host an office or a designated dining room. The kitchen is truly the show-stopper of the home. This fully renovated space features granite countertops, stainless steel appliances including a handy beverage fridge, a dining area with cozy built-in seating, and french doors leading to the incredible backyard. The main floor is rounded out with a handy laundry room and powder room. Head upstairs to find 3 generous sized bedrooms and a 4pc bathroom. The primary suite is one of the largest you'll find anywhere, complete with it's own gas fireplace, a 4pc ensuite and a generous sized walk-in closet. One of the secondary bedrooms also comes with a Murphy Bed, giving it the flexibility of being both a useable space for you and a great room for guests when needed. The finished basement provides a large family room with pool table, a den and a 3pc bathroom. Lots of storage space is offered in the sizeable utility room. The attached double garage is finished and equipped with a radiant heater. The backyard is everything you've hoped for - starting with a large deck with attached pergola. This is a great space to kick back with friends and fire up the barbeque. Afterwards, take a dip in the hot tub and soak

away all your worries. The yard also provides a patch of turf for your four-legged family member, and a fantastic RV Parking space with an incredible gate system allowing your parking to be a breeze. Two storage sheds provide all the additional storage space you could possibly need. Did we mention that you'll never have to hang Christmas lights again? This home is equipped with year-round Gemstone lights! Lots of little extras here! Don't sleep on this one or it will be GONE!