



GRASSROOTS
REALTY GROUP

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**661 Spruce Way SE
Medicine Hat, Alberta**

MLS # A2295464



\$469,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,252 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Pantry		

Inclusions: Underground sprinklers

Welcome to this fully developed 5 bedroom, 3 bathroom Bi-level in great Southridge location close to schools, parks shopping and all the things! Over 2300 sq ft of usable space. Main floor home to 3 good sized bedrooms, Master bedroom with walk in closet and 4 pc. ensuite, living room, kitchen with pantry and access to covered deck with natural gas hook-up for your BBQ, large fully fenced well kept yard with a fun fire-pit. Fully developed basement home to large open 2nd living/rec room, 2 bedrooms and 3 pc. bathroom, laundry & storage rooms, as well as a gas fireplace to keep it cozy warm. Bonus- Large double heated garage bigger than most at 25x24! Full appliance package included- Stainless steel Fridge, stove, dishwasher, washer/dryer included, as well as central air, central vacumm, garburator and underground sprinklers! Another added Bonus is Solar panels on the roof generate most of the electricity used, keeping the electricity part of the utility bill to only about \$50/month! Right across from School/Southridge Ymca/Notre Dame academy. Seller down-sizing so furniture negotiable too. A great home and location for the growing family!