



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

**MLS # A2297991**



**\$389,800**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Heated Garage, Off Street, Pa		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Street Lighting, Underground Sprin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** Bar Fridge, Chest Freezer, OTR Hood, UG Sprinklers, Central Air, Radiant Heater in Garage, Garage Shelving, Garage Opener and Remote, Window Coverings, Small Christmas tree in front yard.

Southridge home with 2 car heated garage. This well-kept bi-level with 2x6 Construction, was built to last. The exterior is low maintenance brick, stucco and aluminum siding. The home offers a comfortable, functional layout with thoughtful updates. Step inside the front entrance and head up to the main level, where you're welcomed into a bright living room with a large bay window. Warm oak detailing immediately stands out, carried through the trim and railings, giving the space a cohesive and timeless feel. From the living room, the layout flows naturally into the kitchen and dining area. The kitchen is well-equipped with plenty of cabinets, a full appliance package including a BOSCH dishwasher, updated counter top, and undercabinet lighting with motion sensor. The dining area opens directly onto a covered Duradeck patio with Trex stairs in good condition. Continuing on the main level, the primary bedroom features direct access to a spacious 5-piece bathroom complete with dual sinks and a dedicated vanity area. A recently replaced window in the primary bedroom adds to the ongoing updates and care throughout the home. Heading downstairs, the lower level opens into a large recreation room—ideal for hosting or setting up a second family area. Two good sized bedrooms are down the hall, along with a 3-piece bathroom featuring a walk-in shower. The large Backyard is fully enclosed with newer WHITE VINYL FENCING, and is adorned by a beautiful Linden Tree. An underground sprinkler system services both the front and back yards, keeping everything looking its best with minimal effort. The rain gutters drain into weeping tile. The detached HEATED DOUBLE GARAGE includes shelving and cabinetry, providing excellent storage and workspace options. Additional updates include an updated high efficiency furnace, hot water tank in 2024,

newer back patio door and a fridge just over a year old. Located in Southridge, you are close to everyday conveniences, along with nearby parks, pathways, green spaces, and schools. Contact a real estate agent to book your showing today!