



**170 Shannon Drive SE
Medicine Hat, Alberta**

MLS # A2298635



\$489,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,342 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garage door opener & remote, TV wall mount & TV in bedroom, fridge in laundry room

This beautifully cared for California split offers the perfect blend of space, comfort, and functionality. With 4 bedrooms and 3 bathrooms, there's room for both everyday living and entertaining. The upper level features a bright kitchen with breakfast area, dining space, and 3 bedrooms including a primary suite with 3 piece ensuite and walk in closet. Large windows on the main level flood the living room with natural light, creating a warm and welcoming feel. The fully developed lower level is ideal for relaxing or hosting, complete with a large family room, gas fireplace, wet bar, additional bedroom, and bathroom. There is also ample storage in the home. Outside, enjoy a covered deck and an exceptional backyard with underground sprinklers and room for RV parking. With triple pane windows add comfort and efficiency. This home is truly move-in ready in a sought-after neighbourhood.