



**32 Spruce Close SE
Medicine Hat, Alberta**

MLS # A2298951



\$479,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,135 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, wardrobe closet in primary bedroom and spare room, garage door opener & remote, shed, tv wall mounts, pergola on deck, camera's

Welcome to 32 Spruce Close SE. An inviting 5-bedroom, 2-bathroom home ideally situated in a quiet court with a park and playground right outside your front door. The main floor offers a bright and functional layout featuring three bedrooms, a full 4 piece bathroom, and a spacious kitchen, dining, and living area complete with a cozy gas fireplace. Vaulted ceilings and large windows fill the home with natural light, while the convenience of main floor laundry adds to the ease of everyday living. Downstairs, you'll find two additional bedrooms, a 3 piece bathroom, and a generous family room with plenty of space for a games area or flexible living options. Step outside to the front deck—perfect for enjoying your morning coffee or unwinding in the evening while overlooking the beautiful park setting. This is a fantastic opportunity to own a well-appointed home in a peaceful, family-friendly location.