



**504 Sissons Crescent SE
Medicine Hat, Alberta**

MLS # A2300039



\$350,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	913 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage, Multiple Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Sauna, Sump Pump(s)		

Inclusions: Shed, gas bbq, deck roll awning, garage cabinets, garage fridge, gazebo, dry sauna, garage heater

Welcome to this well-maintained 3 bedroom, 2 bath bi-level in the highly desirable Southridge neighbourhood. This home offers a bright and inviting main floor featuring fresh paint and newer flooring, creating a move in ready feel. While all the big ticket items like shingles, windows and furnace have been updated, the owners have kept a few vintage design features thus maintaining its classic character. Outside you'll find a no-maintenance yard, perfect for busy lifestyles, and a double heated garage that adds convenience year round. Additionally, you will enjoy the large raised deck with roll out awning, gazebo, and bbq with gas line, perfect for those warm summer evenings. Backing directly onto a school playground, this home is ideal for families or anyone who appreciates open space just steps from their backyard.