



**43 Sterling Link  
Medicine Hat, Alberta**

**MLS # A2300668**



**\$549,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** fridge, stove, OTR microwave, dishwasher, washer, dryer, window coverings, garage door opener with 2 remotes, central a/c, garage heater

Welcome to this beautiful two-storey home built in 2012, offering five bedrooms and four bathrooms—an ideal setup for a growing family. Located in a highly desirable south-end neighborhood in Medicine Hat, you’ll enjoy close proximity to parks, schools, walking trails, and bike paths. This home boasts fantastic curb appeal and a thoughtfully designed layout. The main floor features open-concept living with updated vinyl plank flooring and an abundance of natural light. The kitchen is both stylish and functional, complete with granite countertops, stainless steel appliances, and a convenient corner pantry. The adjoining kitchen, dining, and living areas create the perfect space for family gatherings or entertaining, allowing everyone to stay connected. A main floor laundry room and a two-piece powder room add everyday convenience. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a four-piece ensuite. An additional four-piece bathroom completes the upper level. The fully finished basement offers even more living space, with two additional bedrooms, a three-piece bathroom, a large family room, and plenty of storage. Outside, the fully landscaped and fenced yard features a covered deck—perfect for relaxing or entertaining. With alley access, a double attached heated garage, and ample driveway parking, this home checks all the boxes. A perfect family home you won’t want to miss!