



**416 Spruce Way SE
Medicine Hat, Alberta**

MLS # A2300905



\$458,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,166 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, Stove, Hood Fan, BI dishwasher, Window coverings, Central Vacuum No attachments, Garage door opener and remote, Underground Sprinklers, Ceiling fans, Washer, Dryer, Shed, Central A/C

Welcome Home! This spacious bi-level with vaulted ceilings features a 24x26 heated attached garage! Buyers will love the roomy entrance, this is the perfect place to kick off your shoes for the day! The main floor features a roomy living room with warm oak hardwood floors, a spacious white eat-in kitchen with room for an island if that's your desire, and you can walk right out to the massive covered deck, this will be the best place to be on a warm summer's night. Additionally, the huge master bedroom has a walk-in closet and a pocket door to the main bath. The main floor laundry is an awesome space, and the 2nd bedroom features fantastic storage! The basement is fantastic!! Featuring a large family room including a corner fireplace, 2 large bedrooms, storage and a 2nd bath. This home is conveniently located close to elementary schools and public transportation. If you're looking for a great starter or downsizer, this might just be the one for you!