



**113 Vista Road SE
Medicine Hat, Alberta**

MLS # A2302542



\$470,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,230 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Underground sprinklers, glass patio table w/4 chairs, firewood holder in back yard, TV mounts x2, garage shelving, window coverings

This thoughtfully laid out 5-bedroom modified bi-level offers the perfect blend of functionality, style, and scenic beauty. The main floor has been tastefully updated with modern flooring and a beautifully renovated kitchen, creating a bright and inviting space. Vaulted ceilings create an open feeling as you flow between the kitchen, dining, and living areas, while large windows fill the home with natural light. Step out onto the back deck and take in the views of the Cypress Hills—an ideal setting for morning coffee or evening relaxation. The main floor is host to 2 bedrooms and 1 full bathroom, while the modified bi-level design offers added privacy and separation for the primary suite with ensuite bathroom and walk in closet, making the layout both practical and appealing. With 2 additional bedrooms in the basement, there’s plenty of room for a growing family, guests, or a home office setup. Additional recent updates include shingles in 2025 and hot water tank in 2021. Located in a family friendly neighbourhood, close to all of the amenities, this home combines comfort, updates, and a stunning natural backdrop that you must see!