



**9 Silcher Street SE
Medicine Hat, Alberta**

MLS # A2304312



\$475,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,443 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Low Maintenance Landscape, Undergr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: fridge, stove-gas, microwave - OTR, dishwasher, window coverings, washer & dryer with pedestals, central vac with hose only "as is", Garage door remote -2, control -2, small electric heater in garage, UGS, AC unit

Experience the warmth and functionality of this beautifully maintained 3+2 bedroom elevated bungalow, ideally located in a quiet Southridge neighbourhood.. The inviting open-concept floor plan is filled with natural light, creating a bright and welcoming atmosphere throughout. The large foyer welcomes you into the home and invites you into the sunken living room with vaulted ceilings that draw you upwards into the heart of the home where you will find a great space for dining and a beautifully updated kitchen with quartz countertops, white cabinetry, and a peninsula set up with eat up seating. The perfect space to gather. Down the hall is main floor laundry and access out to your double attached garage, a 4 piece bathroom and 3 good size bedrooms including the large primary complimented with a large walk in closet and a private 4 piece ensuite. Downstairs, the fully developed basement offers a large family room with a tucked-away wet bar—perfect for entertaining or family games night. Two additional bedrooms and a versatile flex space provide endless possibilities, whether you envision a home gym, children’s playroom, hobby area, or office. Step outside to enjoy the covered back deck, with a pad already prepared for a future hot tub. The fully landscaped and fenced yard includes underground sprinklers in both the front and back for easy maintenance. The large double attached garage is a great selling feature and a brand new driveway is currently being poured as an added bonus to this already exceptional home. This home is move in ready, and is waiting for your family to continue on the good time and special memories.