



**46 Sage Close SE
Medicine Hat, Alberta**

MLS # A2304345



\$399,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Fully developed 1,265 sq. ft. bungalow ideally located within walking distance to schools, parks, and the YMCA. This spacious family home offers 5 bedrooms and 3 bathrooms, providing plenty of room for a growing family. The main floor features vinyl plank flooring and newer carpet, along with a bright & unique layout. The spacious primary bedroom includes a convenient 2-piece ensuite. The main floor is also home to an additional bedroom and 4-piece bathroom. The lower-level features 3 bedrooms, family room, 3 piece bath, laundry room and storage area. Enjoy year-round comfort in the enclosed sunroom, perfect for relaxing or entertaining. The home comes complete with a full appliance package and central air making it truly ready for the next family to enjoy! The double attached garage is insulated and roughed-in for a heater, adding extra value and convenience. Outside, the fenced backyard offers great potential and is ready for a gardener's personal touch. A fantastic opportunity to own a well-sized home in a family-friendly location!