



**78 Stein Close SE  
Medicine Hat, Alberta**

**MLS # A2304585**



**\$474,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Garden, Landscaped, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** Shed, garden boxes, hot tub (works but being sold as is)

Spacious 1,241 sq. ft. raised bungalow in desirable SE Southridge, ideally backing onto the Roy Wilson School field&mdash;offering both privacy and wide-open views! A generous front entry welcomes you with a coat closet and direct access to the double attached garage. The main level features a bright, open-concept layout with vaulted ceilings over the living, dining, and kitchen areas, creating an airy and inviting atmosphere. The kitchen showcases timeless tile flooring, neutral countertops, and a classic backsplash, while the dining area opens onto a west-facing deck&mdash;perfect for enjoying evening sunsets. Down the hall, you&rsquo;ll find three well-sized bedrooms, a 4-piece main bathroom, and a spacious primary retreat complete with a large closet and 3-piece ensuite featuring a walk-in shower. The fully developed lower level offers a massive rec room with a cozy gas fireplace, an additional bedroom, a 3-piece bathroom, and a dedicated laundry room&mdash;ideal for guests, teenagers, or extended family. The backyard is designed for enjoyment, featuring a hot tub, storage shed, garden beds, and a dog run, all with the added bonus of backing directly onto the school field. Located close to walking paths, the YMCA, and schools, this home offers an unbeatable location for families, while also appealing to those seeking comfortable main-floor living. A versatile, well-maintained property with plenty of space inside and out!