



**GRASSROOTS**  
REALTY GROUP

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403, 165 South Ridge Drive SE  
Medicine Hat, Alberta

MLS # A2200024



**\$309,900**

Division:	SE Southridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, garage door opener with remote, window coverings, central a/c, gas fireplace

This beautiful Southridge home, perfectly positioned facing tranquil Sprague Park, offers a thoughtfully designed layout and numerous updates. The stunning kitchen features a walk-in pantry, large island, granite countertops, and stainless steel appliances, while the inviting living room boasts a bright window and cozy fireplace. Upstairs, you'll find spacious bedrooms, a Jack-and-Jill ensuite with a beautifully tiled shower, a skylight for added charm, and a primary suite with a walk-in closet. The fully developed lower level includes a family room, two versatile den/office spaces, and another full bathroom. Additional highlights include an insulated, finished attached garage with direct home access, an extra parking stall, main floor laundry, high-efficiency furnace, and a low-maintenance deck and patio—making this home a true gem in a fantastic, quiet location. Contact your local neighbourhood REALTOR® today!