

30 Sage Close SE Medicine Hat, Alberta

MLS # A2213711


\$389,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,082 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	LD-R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge in basement, Gas fireplace, Garage door opener (as is), humidifier

Located in a family-friendly neighborhood near schools, walking paths, St. Patrick's Park, and all the everyday conveniences, this spacious bi-level is the perfect blend of comfort and functionality. Upstairs, you'll find an open-concept kitchen, dining, and living area featuring vaulted ceilings and newer vinyl plank flooring. The kitchen comes with a \$3,500 appliance credit, giving you the opportunity to choose your brand-new appliances to suit your style. There is a 4 pc bathroom on this floor along with two bedrooms, including a primary suite with a private 3-piece ensuite. The basement level offers a cozy second living room complete with a gas fireplace and built-in mantle—ideal for relaxing evenings or family movie nights. Two additional bedrooms, a full 3-piece bathroom, and a generous laundry room with a sink, ample counter space, and extra storage complete the space. Step outside to enjoy a great-sized 11' x 15' covered deck with a convenient BBQ gas line—perfect for summer entertaining. Under the deck, you'll find lots of storage space for all your seasonal gear or perhaps a place for the kids to play out of the sun. The 6,004 sq ft landscaped lot also features a 24' x 24' double detached garage and a gravel area with space to build a shed or potential RV parking.