

139 Sunset Drive SW  
Medicine Hat, Alberta

MLS # A2221590



\$699,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,582 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Heated Garage, Off Street, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

**Inclusions:** Stove, fridge, dishwasher built-in, hood fan, washer x2, dryer x2, computer desk, central vacuum + attachments, freezer, 3x rad heaters, 3 garage door openers, shed, underground sprinklers, microwave, blinds

Welcome to 139 Sunset Drive SW—an exceptional bi-level home offering panoramic views of the coulees and Teepee, plus an oversized triple garage with space for up to six vehicles! This 1,582 sq ft property features 3 bedrooms, 3 full bathrooms, and a thoughtfully designed layout ideal for both everyday living and entertaining. The spacious front entry leads to an inviting upper level with a bright living room that flows seamlessly into the kitchen, complete with a corner pantry and generous dining area. From here, step out onto the large glass-enclosed deck and take in the breathtaking views. Two of the three bedrooms each enjoy their own private 4-piece ensuite, while a third full bath and main floor laundry add everyday convenience. The basement is currently undeveloped, providing a blank canvas to create your ideal living space. The oversized garage is a standout feature, offering ample room for vehicles, storage, and workspace—complete with hot/cold water sink and its own 2-piece bathroom. Beautifully landscaped backyard and a maintenance free front yard. This home offers rare views and unique features you won't want to miss. Immediate possession available!