

**335 Hamptons Way SE
Medicine Hat, Alberta**

MLS # A2223200



\$449,900

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|------------------|--|---------------|-------------------|
| Division: | SE Southridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,505 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Rectangular Lot | | |

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|--------------------|-----------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Hardwood, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Partial, Partially Finished |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Ceiling Fan(s), See Remarks |

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

Inclusions: na

Welcome to 335 Hamptons Way, a beautifully built two storey home by Majestic Homes, tucked away on a quiet street in one of Medicine Hat's most sought after neighborhoods. The Hamptons is known for its family friendly atmosphere, scenic walking paths, and easy access to parks, schools, and shopping. This home is fully fenced and landscaped, offering great curb appeal and a functional backyard with underground sprinklers. Inside, you'll find warm hardwood floors, fresh paint throughout, and a kitchen featuring maple cabinetry with a brand new stainless steel fridge on the way. Upstairs, there are three spacious bedrooms all with new (2024) carpet and two full bathrooms, including a comfortable primary suite. The basement is already drywalled and carpeted, providing a cozy additional living space with a rough in for a fourth bathroom, ready for you to finish as you like. Step out onto the covered deck and enjoy the peace and quiet of this lovely neighborhood, whether you're hosting a barbecue or simply unwinding after a long day. This home combines quality, comfort, and location, making it a perfect choice for your next move. The shingles were replaced in 2017 and a new Hot water Tank installed in 2021.