

**24 Sunrise Circle SW
Medicine Hat, Alberta**

MLS # A2224960



\$524,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,331 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Walk-In Closet(s)

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

Inclusions: Stove, fridge, dishwasher, hood fan, microwave, ceiling fan, window coverings, shed, under ground sprinklers, central air conditioner, garage door opener + remote, built-in office, central vacuum + attachments

Welcome to this beautifully maintained bungalow in the desirable SW Southridge neighborhood, offering 5 bedrooms plus a dedicated home office complete with built-in desk and cabinetry. Step into a bright and inviting living room featuring high ceilings and an abundance of natural light. The functional kitchen boasts a center island, corner pantry, and a dining area with direct access to a spacious deck. The main floor includes three bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. You'll also find a convenient main floor laundry room and an additional 4-piece bathroom. The fully finished basement offers even more living space with a large family room featuring a cozy gas fireplace, two additional bedrooms, a full 4-piece bathroom, ample storage, and a generously sized office; ideal for working from home. Outside, the yard is beautifully landscaped with shrubs and mature plantings, complete with underground sprinklers. Enjoy summer days in the private backyard with a deck & patio area that is great for lounging or BBQ-ing, plus a handy storage shed. This move-in-ready home combines space, style, and functionality—don't miss your opportunity!