

22 Iris Court SE Medicine Hat, Alberta

MLS # A2228544


\$490,000

Division:	Connaught		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,459 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Double Garage Attached, Driveway, Garage Door Opener, Heated G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Gazebo, Landscaped, On Golf Course, Pie Shaped L		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Aluminum Siding , Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: Sheds(2), Second Fridge & Stove in Mother-in-law suite, Pan Rack(kitchen), Laundry sink, All Shelving, Rain barrels, Lion Heads(2) on driveway, white planters(4) on driveway, Ass'n lawn furniture, ALL FURNITURE - Negotiable ALL UNATTACHED WILL BE SOLD AS IS/WHERE IS

This is definately NOT a cookie cutter home. This property is located in one of Medicine Hat's most favored neighborhoods so book your appointment quickly. This front to back split has vaulted ceilings, open and bright and is a walkout with a seperate entry to the mother-in-law suite and 2nd family room, bedroom and full bathroom. Some features of this unique property include: spacious family room with white sudders, large dining room and a unique kitchen (with eat in area); up a few steps to the back of the home you will find three bedrooms, 4 pcs bathroom and the primary bedroom with it's 4 pcs ensuite and walk-in closet (exit to upper deck off master bedroom). A few steps down from the main floor you will find a second family room (wood burning fireplace) the fourth bedroom, another full bathroom AS WELL as a full kitchen for that special friend or family member. Seperate back entry makes this a perfect setting. The driveway is newly poured asphalt, Furnace approx. 2020, Hot water tank approx. 2021, C/A approx. 2021, Shingles approx. 2021. The home shows EXCELLENT. This property is being sold by the Executors of an ESTATE and as such will be SOLD as is/where is. The Seller is offering Title Insurance for the new buyers (to be processed by the lawyers) in lieu of RPR & Compliance. No warranties offered on the MANY un-attached goods FURNITURE IS NEGOTIABLE.