

**41 Scott Green SE
Medicine Hat, Alberta****MLS # A2229502****\$459,900**

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,751 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Fireplace(s), Forced Air, Natural Gas**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Brick, Vinyl Siding**Foundation:** Poured Concrete**Features:** Bathroom Rough-in, Laminate Counters, No Smoking Home, Pantry**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-LD**Utilities:** -**Inclusions:** It's the stand up freezer in basement, Hot tub "as is", Fountain beside fence in back yard and Shed.

Welcome to this spacious 1,751 sq ft 2-storey home perfectly situated in the highly sought-after Southridge neighborhood—within walking distance to schools, parks, and scenic walking paths. Located directly across from a beautiful green space, you'll enjoy extra privacy and plenty of parking. The exterior boasts RV parking, a beautifully landscaped yard, and a dedicated garden area. The covered back deck is ideal for entertaining, with no neighbors behind to disrupt your privacy. Step inside to a welcoming foyer that opens into a bright, open-concept main floor featuring a cozy fireplace in the living area. The kitchen offers abundant cabinet space, a walk-in pantry, and a convenient island for prep and seating. You'll also find main floor laundry, complete with a laundry chute from the master bedroom walk-in closet, and a well-placed half bath nearby. The attached garage is easily accessed from the laundry area and is large enough to accommodate both a truck and SUV, while still providing ample room for storage. Upstairs, you'll find three generously sized bedrooms. The primary suite includes a walk-in closet and a private 3-piece ensuite. A second full bathroom serves the remaining bedrooms. The home includes newer windows, upgraded insulation, and a well-maintained furnace and hot water tank, offering peace of mind. The finished basement features a versatile family room, perfect for a playroom, movie nights, or additional living space. There's also a large storage area that's roughed-in for a future bathroom. Don't miss the opportunity to make this well-cared-for family home your own—a perfect blend of comfort, functionality, and location!