DE DANIEL

91 Sunset Road SW Medicine Hat, Alberta

\$479,900

Division:

Type:

SW Southridge

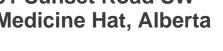
Residential/House

Style: 2 Storey Size: 1,776 sq.ft. Age: 2004 (21 yrs old) Beds: 5 Baths: 3 full / 1 half Garage: Double Garage Attached, Driveway, Garage Door Opener, On Street Lot Size: 0.10 Acre Lot Feat: Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscape

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features: Sound	Breakfast Bar, Double Vanity, Kitchen Island, Laminate Counters, Pantry,	Recessed Lightin	g, Smart Home, Storage, Wet Bar, Wired for

Inclusions: **Toasted Oven**

This is a Great Family home that the whole family will enjoy. With a view of the park which is located directly behind. This outstanding home with it's Great location in Saamis Heights is a must see! This unique 2 storey offers 5 bedrooms would be great for the big or growing family. This Impeccable 1776 sq ft home is beautifully maintained. Master bedroom features a wonderful view of a beautiful city park, off the attached deck. Nice size living room complete with gas fireplace. Downstairs has a wet bar with fridge and sink, perfect for a grannie suite Main floor has a laundry room, and downstairs as an additional laundry area. The back yard is completely landscaped and fence and u/g sprinklers. The 13'4x12 covered deck would make a great place for you to host you summer BBQ's. Very nice 24x24.5 heated and insulted 2 vehicle garage. List of recent improvements are renovated bathroom 2019, hot water tank 2021, roof 2021, paint on fence 2022, newer A/C in August 2022, some newer flooring 2022. You won't want to miss this one!





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