

**91 Sunset Road SW  
Medicine Hat, Alberta**

**MLS # A2230059**



**\$479,900**

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

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