

**52 Cypress Way SE  
Medicine Hat, Alberta**

**MLS # A2230670**



**\$404,900**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<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>	Ceiling Fan(s)		

**Inclusions:** Fridge, stove, dishwasher, all window coverings, ceiling fan, washer, dryer, 2 sheds, garage heater, a/c unit, hot tub, all pool and hot tub accessories, garage door remote, microwave with hood fan, central vac rough-in, green house, portable fountain.

Want to go for a swim? This move-in-ready Bi-Level has an **OUTDOOR POOL** ! Picture yourself after a hot summer day retreating to the cool water of your very own private swimming pool. Or, if you just want to soak a bit , you can have a nice sit in the **HOT TUB**. Located on a quiet Cul-de-sac close to everything ( schools, shopping, restaurants , professional services ) This 5 bedroom / 2 bathroom home has had many updates on the inside as well . The kitchen has been re-done , the downstairs bathroom has been completely renovated , the upstairs bathroom has been updated too! . Great layout ; There are 3 bedrooms up. The main floor kitchen / dining / living area flows together nicely , and leads out to shady covered deck overlooking a beautiful backyard with 2 sheds, a lower patio area , and an abundance of fruit trees and plants. ( Plum , Cherry , Grapes , and 2 varieties of Raspberries ! ) The lower level has 2 additional bedrooms, a spacious family room , the combined utility / laundry room, and the second bathroom. The furnace and A/C were new in 2021, new washer and dryer in 2024 , new water heater in 2025. This large lot is also host to a detached double garage as well as a double front driveway. A very nice home in a great location with a great yard at a great price. Have a look then make this your next home !