

3609 10 Avenue SW
Medicine Hat, Alberta

MLS # A2187391



\$689,900

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Avenue by Coulee Ridge! The Sedona is an exquisite floor plan, meticulously crafted by the renowned Daas Developments and exclusively designed by the Aliesha B Design Group, showcases the ultimate in contemporary elegance. Offering a seamless blend of indoor and outdoor living on a single level, boasting 1,547 square feet of meticulously designed space. The residence harmoniously integrates with the natural beauty of Coulee Ridge, creating an ambiance of unparalleled comfort and opulence. Inside, you'll discover two generously appointed bedrooms and two meticulously designed bathrooms, including a beautiful 5 piece ensuite with fully tiled walk-in shower. The open-concept layout effortlessly combines living, dining, and culinary spaces, ideal for hosting and entertaining. The kitchen features a large eat up island with stainless steel appliance including gas stove and walk-in butlers pantry, great for tucking away those larger kitchen items. A versatile home office or den provides a perfect workspace or sanctuary. The outdoor covered veranda off the dining area is complete with a charming fireplace which extends your living space year-round. Towering 9-foot ceilings enhance the feeling of spaciousness, while opulent quartz countertops grace the entire home. Expansive windows invite an abundance of natural light, showcasing the breathtaking surroundings. The generously proportioned triple garage lends itself perfectly to live a lifestyle of convenience, sophistication and elegance. Convenience meets luxury in this fabulous property, perfectly suited for those seeking single-level living in an exquisite neighborhood without the burden of maintenance. A 4.5-foot crawl space provides ample storage for seasonal decorations and cherished collectibles, keeping your living spaces uncluttered.