

91 Sunset Road SW
Medicine Hat, Alberta

MLS # A2230059



\$479,900

Division:	SW Southridge		
Type:	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, Landscaped		

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:	Breakfast Bar, Double Vanity, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Smart Home, Storage, Wet Bar, Wired for Sound		
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 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!