

92 Smithson Street SE
Medicine Hat, Alberta

MLS # A2256346



\$349,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	957 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Laminate Counters		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Ceiling Fan, Window Coverings, All Attached Shelving, 3x TV Mounts, Nest Thermostat, Freezer

Located in the heart of Southridge, this home offers convenience and accessibility with schools, walking paths, and shopping all nearby. It's a great option for families looking for both space and practicality. Inside you'll find 2+1 bedrooms and 2 bathrooms, with a layout that flows comfortably. The bright front living room features a large south-facing window, and the dining area leads into a spacious kitchen with plenty of storage and two-toned cabinetry for a touch of character. A back mudroom and coat closet provide everyday convenience, with direct access to the deck, fenced yard, and large detached heated double garage. The main floor has two good sized bedrooms and a full bathroom, while the lower level offers large windows, a big recreation room with a dry bar, laundry area, and a private primary suite with its own 3 pc ensuite and office space. Over the past several years the home has received various updates, giving it a modern flare while leaving room for you to add your own touches. A solid family home in a fantastic location—ready for its next chapter.