

**260 Sierra Drive SW  
Medicine Hat, Alberta**

**MLS # A2275690**



# \$458,000

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to 260 Sierra Drive SW, a beautifully updated 4-bedroom, 3-bathroom home that combines modern comfort with stunning views of open pastureland. Recent upgrades include brand new carpet upstairs and in the basement, fresh interior paint, and new shingles installed this year, ensuring peace of mind and move-in readiness. The bright, open-concept layout is filled with natural light, while the spacious master suite features a double vanity ensuite for added luxury. With three full bathrooms, generous living spaces, and a seamless flow throughout, this home offers both functionality and style—perfect for families or anyone seeking space, tranquillity, and a picturesque setting.