

42 Red Deer Drive SW  
Medicine Hat, Alberta

MLS # A2282953



# \$478,900

Division:	SW Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,466 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island		

**Inclusions:** Fridge, Stove, B/I Dishwasher, Hood Fan, Microwave, Window Coverings, Central A/C "as is", Garage Door Opener & Remote, Washer, Dryer, Shed, Sauna, Remaining Building supplies,

Location, location, location!!! Walking paths to the river and playground right out your front door & across the street!! This one-owner home was pure luxury when it was built!! In excellent condition, you could move right in and enjoy, or complete your dream reno, as the space and the bones are easy to work with!! Designed for entertaining, it features large rooms throughout. Over the years, updates and care have been taken to maintain this exceptional home, including the addition of hardwood flooring, some appliances, granite counters, vinyl windows, high-E furnances, and shingles! The primary suite is a dream come true, with space for large furniture, a massive ensuite with a soaker tub, and a walk-through closet! There are numerous family spaces to gather and have fun, as well as a stunning backyard! This is truly one of a kind!! Make it your own today!!