

# \$479,999 - 91 Sunset Road Sw, Medicine Hat

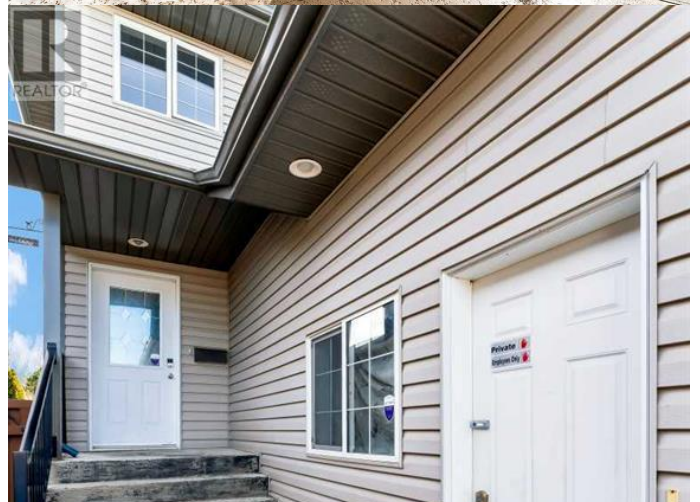
MLS® #A2196831

## \$479,999

5 Bedroom, 5.00 Bathroom, 1,773 sqft  
Single Family on 0 Acres

SW Southridge, Medicine Hat, Alberta

A perfect home for your growing family! With an oversized double garage and a spacious driveway, youâ€™ll have room to park up to four vehicles with ease. The open-concept kitchen and living room provide a welcoming space to dine, relax, and make memories together. Step onto the covered deck and enjoy your morning coffee while taking in the peaceful surroundings. Plus, the main floor includes a conveniently located washer, dryer, and a two-piece bathâ€”no need to run upstairs! This home backs onto a large city park, offering privacy with no backyard neighbors. The expansive backyard is perfect for barbecues and outdoor gatherings when summer rolls around. This spacious backyard has underground sprinklers, a dream for a garden enthusiast. On the second floor, youâ€™ll find four bedrooms and three full bathrooms. The spacious primary suite features a walk-in closet, double vanity, and a 4-piece ensuite. A front-facing bedroom, bathed in natural light, is ideal for a home office or an additional bedroomâ€”it even has its own 4-piece ensuite and balcony access, offering a great spot to unwind. Two more bedrooms with large windows share another 4-piece bath, making this level both functional and comfortable for the whole family. Need extra space for extended family? The basement is a perfect solution. Whether you have adult children at home or parents living with you, theyâ€™ll love the privacy of their own space. The fully finished basement



includes a summer kitchen, 4-piece bathroom, bedroom, living area and has a washer and dryer for their use; and best of all has a private entrance. They can come and go as they please without disturbing the rest of the householdâ€™itâ€™s the perfect setup for multi-generational living. This home is in a fantastic location; quiet and convenient, just minutes from five schools, parks, major retailers, and a great selection of restaurants. Book your viewing today and see how this house is the perfect home for your family! (id:6289)

Built in 2004

### Essential Information

Listing #	A2196831
Price	\$479,999
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Square Footage	1,773
Acres	0.11
Year Built	2004
Type	Single Family
Sub-Type	House

### Community Information

Address	91 Sunset Road Sw
Subdivision	SW Southridge
City	Medicine Hat
Province	Alberta
Postal Code	T1B4T3

### Amenities

Amenities	Golf Course, Park, Playground, Schools
Features	No neighbours behind
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage

# of Garages 3

### **Interior**

Appliances Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Washer & Dryer

Heating Forced air

Cooling Central air conditioning

Has Basement Yes

Fireplace Yes

# of Fireplaces 1

# of Stories 2

### **Exterior**

Exterior Features Underground sprinkler

Construction Wood frame

Foundation Poured Concrete

### **Listing Details**

Listing Office RE/MAX MEDALTA REAL ESTATE

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