

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

MLS® #A2196831

\$479,999

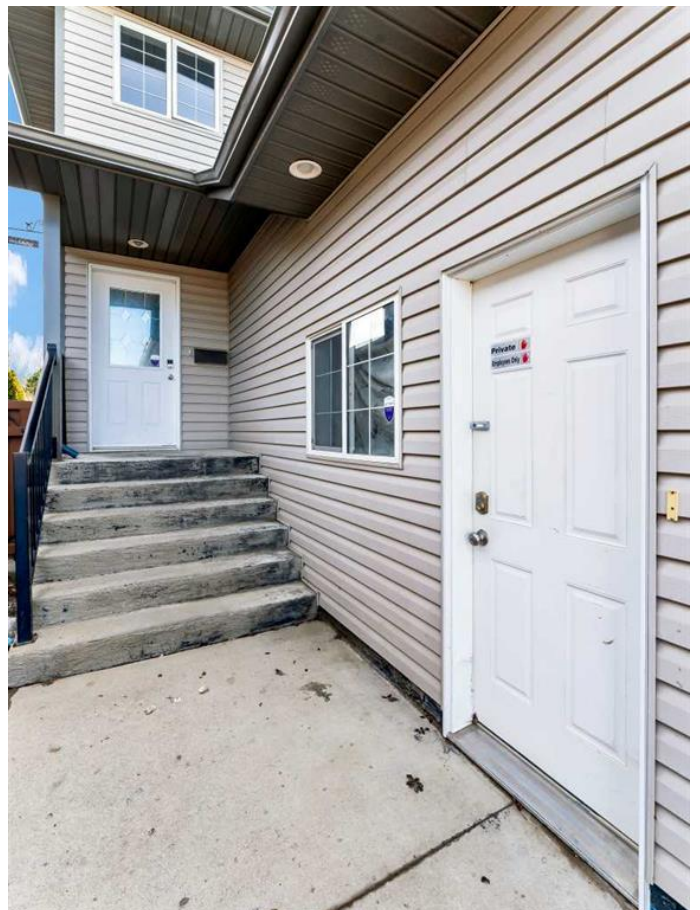
5 Bedroom, 5.00 Bathroom, 1,773 sqft
Residential on 0.11 Acres

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!

Built in 2004

Essential Information

MLS® #	A2196831
Price	\$479,999
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,773
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

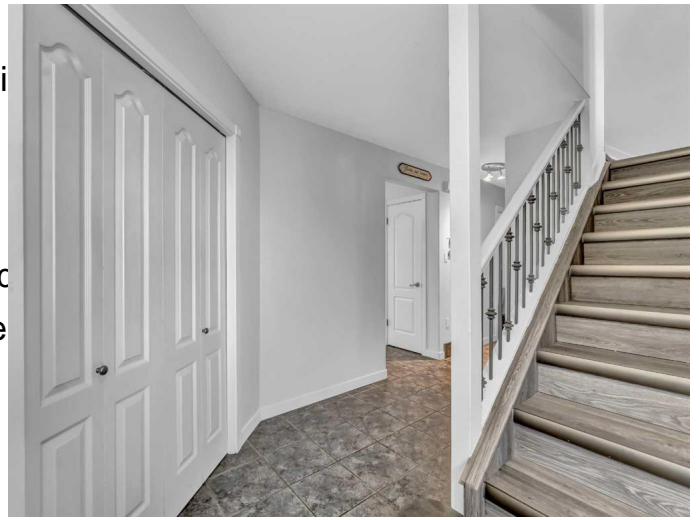
Address	91 Sunset Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4T3

Amenities

Parking Spaces 4
Parking Double Garage Attached, Drive
of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island
Appliances Dishwasher, Electric Stove, Washer/Dryer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Balcony, Dog Run
Lot Description Backs on to Park/Green Space, Dog Run Fenced In, No Neighbours Behind, Underground Sprinklers
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 26th, 2025
Days on Market 12
Zoning R-LD

Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

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