

\$474,800 - 91 Sunset Road Sw, Medicine Hat

MLS® #A2230059

\$474,800

5 Bedroom, 4.00 Bathroom, 1,776 sqft
Residential on 0.10 Acres

SW Southridge, Medicine Hat, Alberta

This is a Great Family home that the whole family will enjoy. With a view of the park which is located directly behind. This outstanding home with it's Great location in Saamis Heights is a must see! This unique 2 storey offers 5 bedrooms would be great for the big or growing family. This Impeccable 1776 sq ft home is beautifully maintained. Master bedroom features a wonderful view of a beautiful city park, off the attached deck . Nice size living room complete with gas fireplace. Downstairs has a wet bar with fridge and sink, perfect for a grannie suite Main floor has a laundry room, and downstairs as an additional laundry area. The back yard is completely landscaped and fence and u/g sprinklers. The 13'4x12 covered deck would make a great place for you to host you summer BBQ's. Very nice 24x24.5 heated and insulated 2 vehicle garage. List of recent improvements are renovated bathroom 2019, hot water tank 2021, roof 2021, paint on fence 2022, newer A/C in August 2022, some newer flooring 2022. You won't want to miss this one!

Built in 2004

Essential Information

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|-----------|-----------|
| MLS® # | A2230059 |
| Price | \$474,800 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |



| | |
|----------------|-------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,776 |
| Acres | 0.10 |
| 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, Driveway, Garage Door Opener, On Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Double Vanity, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Wired for Sound, Smart Home, Storage, Wet Bar |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings, Bar Fridge, See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other, Rain Gutters |
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Underground Sprinklers, Greenbelt, Views |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 50 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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