

\$749,900 - 35 Sterling Green Se, Medicine Hat

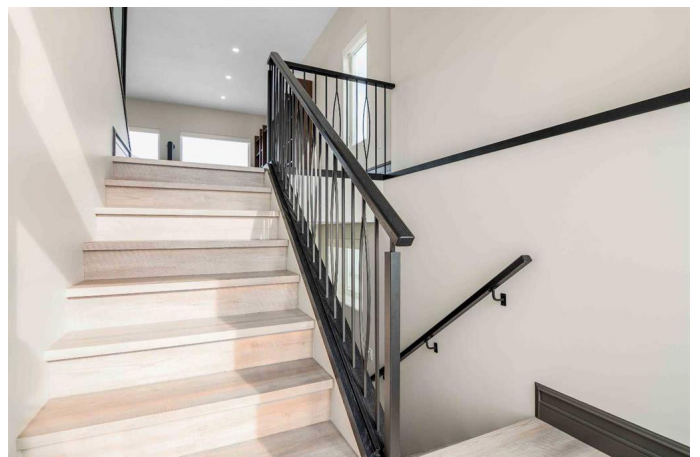
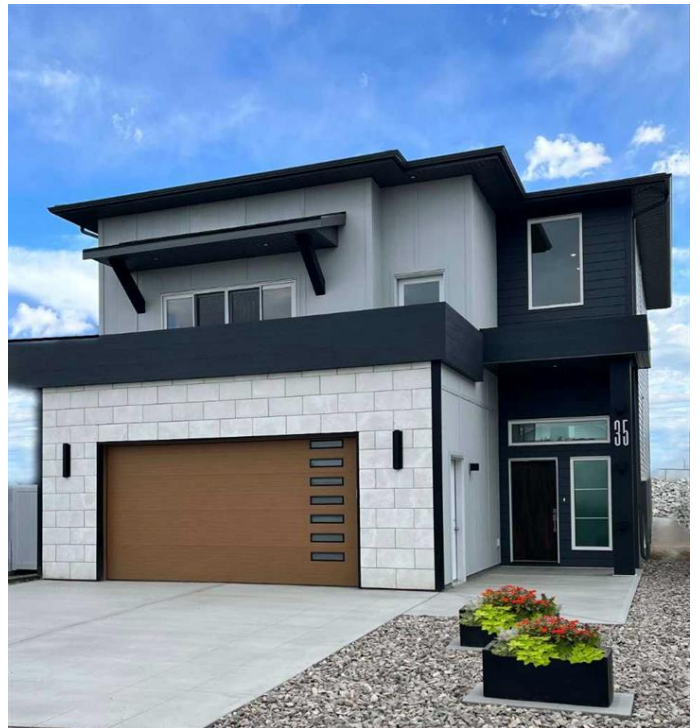
MLS® #A2112327

\$749,900

4 Bedroom, 4.00 Bathroom, 2,193 sqft
Residential on 0.10 Acres

SE Southridge, Medicine Hat, Alberta

Are you ready to elevate your lifestyle to new heights in the charming city of Medicine Hat? Welcome to 35 Sterling Green SE, a masterpiece brought to you by the trusted builder "Wahl Construction." This year's showstopper in the Parade of Homes, this modern, modified bi-level is the belle of the ball, and could be yours! Luxurious exterior finishes, concrete driveway and maintenance free landscaped front yard...giving you the opportunity to express your style in the rear yard. Inside, you'll find a spacious 2,855 square feet of pure luxury, complete with 4 bedrooms and 3.5 baths. The open-concept main living area boasts polished flooring throughout, custom cabinetry with quartz countertops & backsplash. And oh, that bespoke appliance package!! It's like the cherry on top of your dream home sundae! Step outside of the dining area to the covered deck complete with privacy glass. But wait, there's more! The living room is packed with amazing features, including a built-in entertainment center and a fireplace that's sure to keep you cozy during those chilly Alberta winters. The windows in this home are so massive, the winter blues will be skipping this house! The master bedroom is large and inviting, with a custom glass shower and soaker tub that screams "luxury retreat." And with his and hers sinks, a walk-in closet and an additional closet...you'll never have to fight over counter or closet space ever again! And don't forget to step out onto your private patio



from the master bedroom. It's your own personal oasis that's practically begging for you to enjoy your morning coffee or evening wind down! Upstairs, you'll find a cozy loft area, two more spacious bedrooms, a full bath, and a custom laundry space. Downstairs, there's even more living space with a family room, additional bedroom and 3 piece bath. And let's talk about the garage—it's fully finished, heated, with a floor drain and deacons bench. It's basically every car enthusiast's dream come true! So what are you waiting for? Don't let this dream home slip through your fingers. Schedule a viewing today and make 35 Sterling Green SE your forever home! Price includes GST

Built in 2023

Essential Information

MLS® #	A2112327
Price	\$749,900
Sold Price	\$749,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,193
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	35 Sterling Green Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat

Province	Alberta
Postal Code	T1B 0N6

Amenities

Parking Spaces	3
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Free Standing, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Other, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	July 19th, 2024
Days on Market	136
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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