

\$374,900 - 46 Sunrise Road Sw, Medicine Hat

MLS® #A2133839

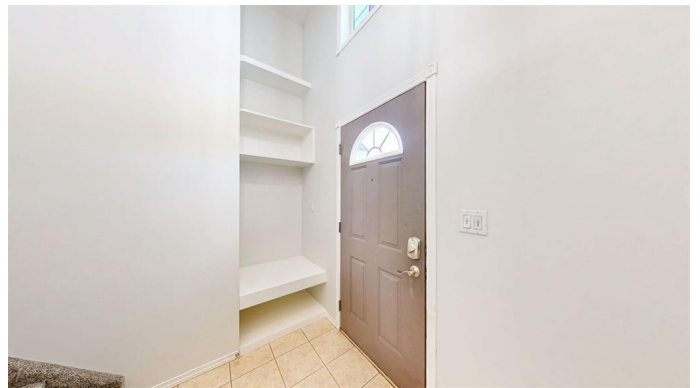
\$374,900

3 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.13 Acres

SW Southridge, Medicine Hat, Alberta

This stunning single-family home nestled in the highly sought-after SW Southridge neighborhood. Boasting 3 bedrooms, a versatile den, and 2 beautifully renovated bathrooms, this home offers over 1000 sqft of modern living space designed to meet all your needs. Step inside to find an open and inviting floor plan, featuring a contemporary design with sleek finishes. The heart of the home is the updated kitchen, complete with a gas stove and ample counter space, ideal for the home chef. The adjacent living and dining areas flow seamlessly, making it perfect for both daily living and entertaining. The master bedroom and additional bedrooms are generously sized and share a second fully updated bathrooms, ensuring comfort and convenience for all. Outside, you'll discover a large, well-maintained yard, perfect for family gatherings, gardening, or simply relaxing in the fresh air. The detached garage provides additional storage and parking, adding to the functionality of this wonderful home. Location is key, and this property does not disappoint. Situated near a large park with a playground and water park, it offers endless opportunities for outdoor fun and recreation. You'll also appreciate the close proximity to top-rated schools, shopping centers, and dining options, making it an ideal spot for families and professionals alike. Don't miss the chance to make this modern gem your new home. Schedule a viewing today and experience the perfect blend of comfort, style, and



convenience in SW Southridge!

Built in 2003

Essential Information

MLS® #	A2133839
Price	\$374,900
Sold Price	\$377,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	46 Sunrise Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4S3

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	None
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	May 29th, 2024
Days on Market	7
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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