

\$439,900 - 463 Sprague Way Se, Medicine Hat

MLS® #A2152551

\$439,900

5 Bedroom, 3.00 Bathroom, 1,362 sqft
Residential on 0.16 Acres

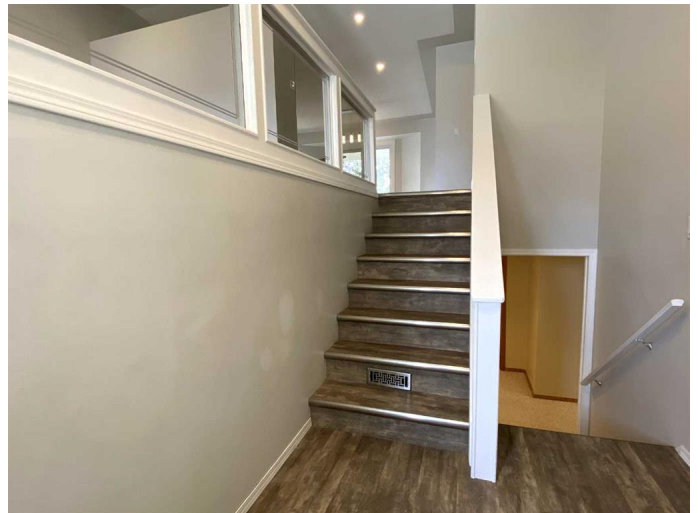
SE Southridge, Medicine Hat, Alberta

Step into your new home at 463 Sprague Way SE, where convenience and charm come together perfectly! Nestled on a desirable corner lot, this property is just a short stroll from three excellent schools, parks, the YMCA, and green spaces.

Since 2018, this home has undergone numerous upgrades, including new sod laid, stylish vinyl plank flooring, all-new TRIPLE PANE windows, energy-efficient window coverings, a new concrete driveway, upgraded back sliding door, a beautifully refinished deck with durable DuraDeck covering, new vinyl fencing, a 35 x 12 RV cement parking pad, and a freshly shingled roof (completed this month). Other notable upgrades not to be missed are the coveted top-down, bottom-up blinds, metal capping around the garage door, upgraded light fixtures, and added pot lights in the main floor areas, the garage, and family room. Pride of ownership shows in the excellent family home.

As you enter this inviting bi-level residence, you'll immediately notice the spaciousness created by the vaulted ceilings and open-concept layout. The main floor is designed for functional family living with three spacious bedrooms, including a primary suite complete with an ensuite bathroom and walk-in closet. The 15 x 10 COVERED deck at the back is perfect for entertaining and enjoying the outdoors.

Downstairs, you'll find a spacious family room, two additional bedrooms, an office, a laundry



room, and ample storage space under the stairs. There's even direct garage access from the lower level.

Located just minutes from grocery stores, shopping, golf courses, and more, this home offers both convenience and comfort.

Move-in-ready and available for QUICK POSSESSION. Don't miss out—schedule your showing today and see everything this fantastic property has to offer!

Built in 1991

Essential Information

MLS® #	A2152551
Price	\$439,900
Sold Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,362
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	463 Sprague Way Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4A7

Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Gated, Off Street, On Street, Parking

Pad, RV Access/Parking, RV Gated

Interior

Interior Features	Central Vacuum, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 9th, 2024
Days on Market	14
Zoning	Low Density Residential
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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