

\$498,500 - 8 Sunrise Bay Sw, Medicine Hat

MLS® #A2184561

\$498,500

4 Bedroom, 4.00 Bathroom, 1,772 sqft

Residential on 0.13 Acres

SW Southridge, Medicine Hat, Alberta

Fantastic family 2-storey located in the quiet bay of sought-after Saamis Heights neighbourhood. Close to all amenities including schools, shopping, parks, & playgrounds. Magnificent parking includes the large double attached garage with a front driveway fitting a 30 ft RV/trailer. This home has been meticulously maintained and improved throughout the years boasting a perfect family layout! The main floor is an open concept having lots of windows and natural light hosting the most comfortable living room featuring a gas fireplace with built-in shelving, a large kitchen with an eat-at island, & corner pantry, plus you'll find a convenient 2-piece powder room, main floor laundry, and garage access! From the dining room, you have direct access to the covered deck which is the perfect setup for summer BBQs and entertaining along with the gorgeous coulee views, stunning professionally designed, and low maintenance landscaping (this neighbourhood has won Rotary's Best Block twice!). Upstairs you will find the main 4-piece bathroom, and 3 bedrooms, including the primary which has a walk-in closet, and a 3-piece ensuite. The lower level boasts a large family room, 3-piece bathroom, a 4th bedroom, and an additional storage area. Some updates to this home include: vinyl plank flooring & upper carpet, drop-down blinds, new shingles (2018), glass windbreak & vinyl flooring on deck, quartz kitchen countertops, fully repainted, new updated trim, new garage



doors with epoxy garage flooring, and so much more. Contact your local neighbourhood REALTOR® today!

Built in 2002

Essential Information

MLS® #	A2184561
Price	\$498,500
Sold Price	\$490,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,772
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8 Sunrise Bay Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4S1

Amenities

Parking Spaces	3
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, See Remarks, RV Access/Parking

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Water Heater, Garburator,

	Garage Control(s), Refrigerator
	Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees, Underground Sprinklers, View
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2025
Date Sold	February 4th, 2025
Days on Market	33
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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