

\$414,900 - 40 Spruce Close Se, Medicine Hat

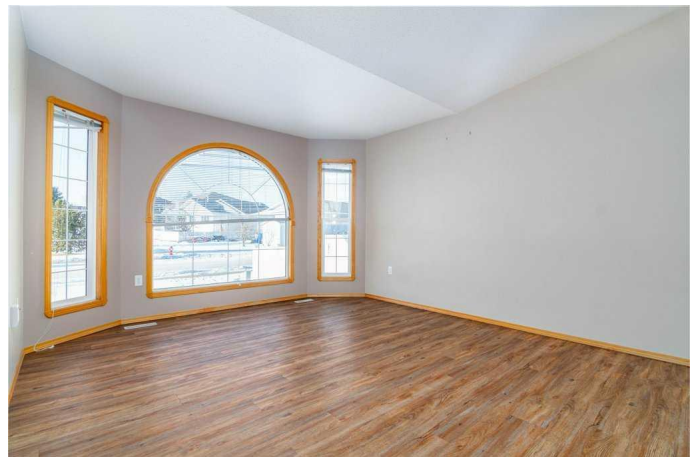
MLS® #A2189715

\$414,900

5 Bedroom, 3.00 Bathroom, 1,289 sqft
Residential on 0.12 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to 40 Spruce Close SE!! This fully developed bungalow offers the perfect blend of space, comfort, and convenience. With 5 spacious bedrooms and 3 full bathrooms, this home provides plenty of room for family living. The open-concept design features a bright and inviting dining and living area with vaulted ceilings and a garden door leading to a private rear deck – ideal for relaxing or bbqing. The master suite is a true retreat, complete with a 4-piece ensuite and double closets for ample storage. The remaining two bedrooms on the main floor are generously sized and share a well-appointed full bathroom. The fully developed basement is a standout, offering two additional bedrooms, a 4-piece bath, and a laundry room that includes extra space for a craft or sewing area, along with an abundance of storage options. Enjoy the convenience of a double attached garage with built-in shelving for additional organization. The home is equipped with central air, ensuring comfort year-round. Outside, the low-maintenance backyard is perfect for unwinding, while the front yard features underground sprinklers, keeping your lawn lush and green. Plus, the park across the street adds extra charm to the location. Located near schools, the YMCA, and walking paths, this home offers an unbeatable location for active families. Recent updates include new flooring on the main in 2020, kitchen counters in 2016, H2O tank in 2015, shingles & eaves in 2014. With a full appliance package included, this property is



move-in ready and waiting to be your perfect home.

Built in 1999

Essential Information

MLS® #	A2189715
Price	\$414,900
Sold Price	\$406,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,289
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	40 Spruce Close Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4L8

Amenities

Parking Spaces	3
Parking	Double Garage Attached, Garage Door Opener, Concrete Driveway

Interior

Interior Features	Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 28th, 2025
Date Sold	February 20th, 2025
Days on Market	23
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office RIVER STREET REAL ESTATE

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