

\$265,000 - 805 Spruce Way Se, Medicine Hat

MLS® #A2223973

\$265,000

3 Bedroom, 2.00 Bathroom, 642 sqft

Residential on 0.07 Acres

SE Southridge, Medicine Hat, Alberta

**** OPEN HOUSE SUNDAY MAY 25 FROM 12-1:30PM **** Welcome to this well-maintained half duplex, ideally located in SE Southridge—just steps from schools, parks, and shopping. Situated kitty-corner from the fields of Notre Dame Academy and Dr. Roy Wilson Learning Centre, this home is a great fit for small families, first-time buyers, downsizers, or investors looking for a solid rental opportunity in a family-friendly neighborhood. For those who enjoy staying active, the YMCA is just a short walk away—offering easy access to fitness facilities, programs, and recreational activities. Built in 1999, this home offers a practical and inviting layout. The main floor features a bright living room, a kitchen with a dining area that opens to the deck, a 2-piece bathroom, and a laundry room. A versatile flex room on this level is currently used for storage but could easily be transformed into an office, hobby space, or den. Downstairs you'll find three comfortable bedrooms and a full 4-piece bathroom. The home has been updated with a high-efficiency furnace (new in 2024), providing comfort and energy savings. Enjoy outdoor living in the fully fenced side yard, complete with underground sprinklers. The super single garage—a generous 30'™ long with a finished interior—offers plenty of space for parking and storage. It's the ideal duplex layout, where the only shared wall is between the garages—providing excellent separation and privacy from the neighboring



unit. An additional concrete driveway accommodates 2â€“3 more vehicles. As an added bonus, yard tools and indoor furniture may be included, offering extra value and convenience for the new owners. This is a fantastic opportunity to own a move-in-ready home in a sought-after neighborhood.

Built in 1999

Essential Information

MLS® #	A2223973
Price	\$265,000
Sold Price	\$270,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	642
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Sold

Community Information

Address	805 Spruce Way Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4M4

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2025
Date Sold	May 25th, 2025
Days on Market	1
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SELL AND SAVE
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