

# \$479,900 - 91 Sunset Road Sw, Medicine Hat

MLS® #A2230059

## \$479,900

5 Bedroom, 4.00 Bathroom, 1,776 sqft  
Residential on 0.10 Acres

SW Southridge, Medicine Hat, Alberta

This is a Great Family home that the whole family will enjoy. With a view of the park which is located directly behind. This outstanding home with it's Great location in Saamis Heights is a must see! This unique 2 storey offers 5 bedrooms would be great for the big or growing family. This Impeccable 1776 sq ft home is beautifully maintained. Master bedroom features a wonderful view of a beautiful city park, off the attached deck . Nice size living room complete with gas fireplace. Downstairs has a wet bar with fridge and sink, perfect for a grannie suite Main floor has a laundry room, and downstairs as an additional laundry area. The back yard is completely landscaped and fence and u/g sprinklers. The 13'4x12 covered deck would make a great place for you to host you summer BBQ's. Very nice 24x24.5 heated and insulated 2 vehicle garage. List of recent improvements are renovated bathroom 2019, hot water tank 2021, roof 2021, paint on fence 2022, newer A/C in August 2022, some newer flooring 2022. You won't want to miss this one!

Built in 2004

## Essential Information

MLS® #	A2230059
Price	\$479,900
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,776
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	91 Sunset Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4T3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, On Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Smart Home, Storage, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	7
Zoning	R-LD

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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