

# \$539,000 - 83 Taylor Boulevard Se, Medicine Hat

MLS® #A2189492

**\$539,000**

5 Bedroom, 4.00 Bathroom, 1,965 sqft  
Residential on 0.15 Acres

Ross Glen, Medicine Hat, Alberta

This gorgeous executive 2-Storey in Taylor offers unobstructed views from the breathtaking backyard and is located across from a park & playground!!! This home has been meticulously maintained inside and out and features 5 bedrooms and 3.5 bathrooms!!! The main floor shines with gorgeous hardwood and tile floors throughout and a floorplan ideal for both a large family and entertaining. The front living room has a beautiful bay window bringing the natural light inside and is open to the good-sized dining room. The kitchen features ample cabinetry, granite countertops, tile backsplash, heated tile floors and stainless appliances. A large eat-at breakfast bar overlooks the family room below which has space for all of your furniture, a wood burning fireplace with gas log lighter, and large picture window looking out to the backyard and views! On this floor you will find a good-sized bedroom perfect for guests, or it would make a fantastic office, playroom, or music room, as well as main-floor laundry with tons of storage, and a convenient 2-piece powder room. Upstairs hosts 3 bedrooms, including the large primary with views out the back, a walk-in closet, & 3-piece ensuite with walk-in shower, and the main 4-piece bathroom. On the lower level you will love all of the space, including the huge family/rec room with pool/ping pong table (included), corner gas fireplace, a nook perfect for your exercise equipment, playroom, or office space, the 5th large bedroom, and a 3-piece bathroom. Additional updates to the



home are the clay tile roof, new oversized hi-efficiency furnace in 2022, & new 40 gallon hot water tank in 2024. There is also a 44ft Concrete RV pad alongside the home. The backyard of this home is a showstopper and features a large deck, patio space with paver bricks, and mature beautiful landscaping. With no neighbours behind, you can hop right onto the walking path from your back gate! Average utilities are \$350/month.

Built in 1991

### Essential Information

MLS® #	A2189492
Price	\$539,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,965
Acres	0.15
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	83 Taylor Boulevard Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4A5

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking

# of Garages 2

### **Interior**

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s)

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other

Lot Description Back Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot

Roof Clay Tile

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed January 23rd, 2025

Days on Market 72

Zoning R-LD

### **Listing Details**

Listing Office RE/MAX MEDALTA REAL ESTATE

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