

# \$488,500 - 43 Sunset Crescent Sw, Medicine Hat

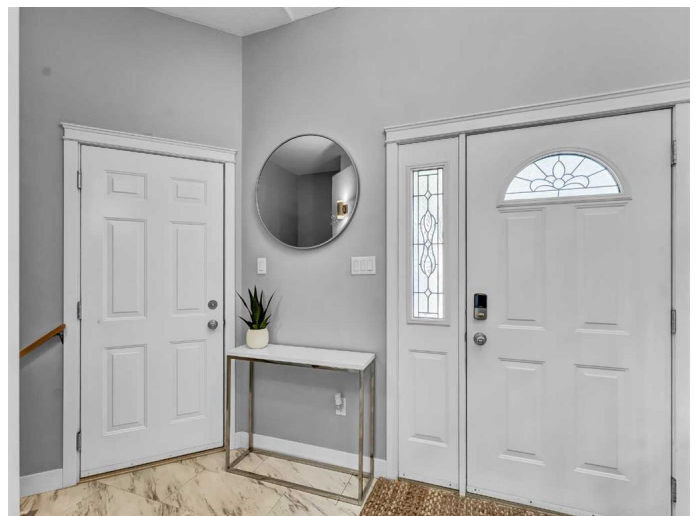
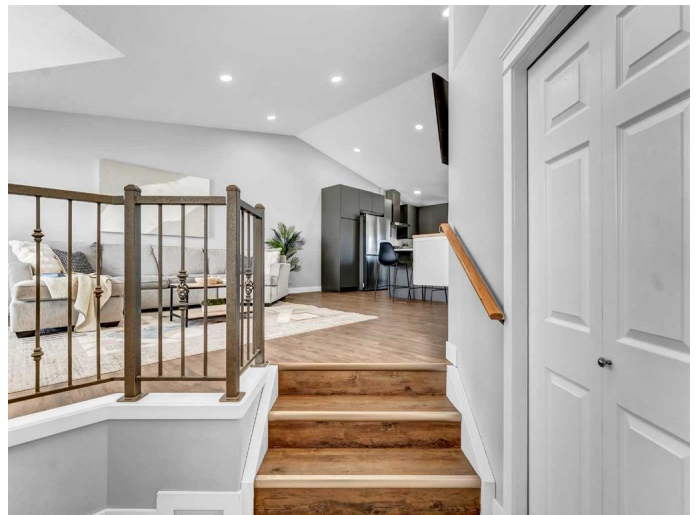
MLS® #A2205076

**\$488,500**

5 Bedroom, 3.00 Bathroom, 1,290 sqft  
Residential on 0.14 Acres

SW Southridge, Medicine Hat, Alberta

LOCATION, LOCATION! BEAUTIFUL 5 BDRM, (2+3) 3 BATH BUNGALOW IN THE SOUGHT AFTER AREA OF SAAMIS HEIGHTS WITH ATTACHED 22X 24 HEATED GARAGE AND EXTRA PARKING! This lovely home is just seconds away to walking paths that offer beautiful views of the coulees and the golf course! The main floor has an attractive open plan as well as lots of new recessed lighting throughout! The spacious living room affords a peek-a-boo view of the coulee and flows right in to the RENOVATED KITCHEN (2021) with oversized QUARTZ island that also serves as your dining table! There's also a built-in pantry and coffee bar, plus NEW FRIDGE (2024) ! The 4 pce main bath was RENOVATED IN 2023 ! There are 2 bedrooms on this level, the primary bedroom has a 3 pc ensuite w/ walk in shower and a large walk-in closet. THE MAIN FLOOR LAUNDRY has lots of storage & completes this level. The basement is host to 3 more bedrooms - 5th bedroom was used for a home business and the sink could stay for the right buyer! In addition there is a 4 pc shower and a spacious family room. The HWT was replaced in June 2020, and new shingles in 2017. The attached, heated 22x24 garage is longer on the right side (making it 27'!) ! Fully fenced and landscaped yard, has lots of room for family, pets, & with the underground sprinklers it is a breeze to take care of! Another great feature is the easy maintenance free FOREVER LAWN in the front! There's



also a a patio out back and a covered,  
maintenance free deck â€“ this has GREAT  
VALUE, AND A GREAT LOCATION Call  
today!

Built in 2004

### Essential Information

MLS® #	A2205076
Price	\$488,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,290
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	43 Sunset Crescent Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4T6

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, See Remarks
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	3
Zoning	R-LD

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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