

**87 Sunrise Road SW  
Medicine Hat, Alberta**

**MLS # A2235443**



**\$562,500**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | SW Southridge                                 |               |                   |
| <b>Type:</b>     | Residential/House                             |               |                   |
| <b>Style:</b>    | 2 Storey                                      |               |                   |
| <b>Size:</b>     | 2,112 sq.ft.                                  | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 5                                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Underground Sprinklers |               |                   |

|                    |                                                                  |
|--------------------|------------------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                          |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                   |
| <b>Roof:</b>       | Asphalt Shingle                                                  |
| <b>Basement:</b>   | Finished, Full                                                   |
| <b>Exterior:</b>   | Brick, Stucco                                                    |
| <b>Foundation:</b> | Poured Concrete                                                  |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Granite Counters, Soaking Tub |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-LD |
| <b>Utilities:</b> | -    |

**Inclusions:** Fridge, stove, Over range microwave, dishwasher, garage door opener and remotes, Central AC, all window coverings, garage heater, garage shelving, UGS, central vac and attachments, shed

This impressive two-story home offers both elegance and functionality, starting with a grand front entrance that opens to soaring ceilings and a full view of the second floor. Enjoy the peaceful coulee view right from your doorstep! The main floor includes a front living room that flows into a private office with built-in desk and cabinetry—perfect for working from home. The spacious kitchen features an abundance of cabinetry, black granite counter tops, built-in eating space, and a cozy adjacent sitting or dining area with a wood-burning fireplace. You’ll also find a 2-piece bathroom and a well-equipped laundry room with plenty of storage on this level. Upstairs, you’ll find four generously sized bedrooms, two with built-in desks—ideal for kids or homework spaces. The spacious primary bedroom features a full en-suite with a beautiful clawfoot soaker tub and separate shower. A 4-piece main bath completes the upper level. The fully finished basement offers a large family room, a guest bedroom with direct access to the third full bathroom, and a storage room with ample built-in shelving. Additional highlights include a heated double attached garage, a covered back patio with a gas BBQ line, underground sprinklers, and an unbeatable location with scenic views.