

# \$399,900 - 480 Sissons Crescent Se, Medicine Hat

MLS® #A2197371

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,122 sqft  
Residential on 0.15 Acres

SE Southridge, Medicine Hat, Alberta

This charming bi-level is perfectly situated on a desirable street in Southridge, offering a wonderful blend of comfort and functionality—this home is a must see! The main level features a cozy living room with a gas fireplace and hardwood floors, seamlessly flowing into the bright dining area and updated kitchen. Just a few steps away, you'll find a beautiful sunroom/addition, complete with pine walls, hardwood floors, a skylight, and garden doors leading to the deck. This versatile space is perfect for an office, playroom, reading nook, or whatever suits your needs. The upper level includes two spacious bedrooms, including the primary bedroom with a walk-in closet and built-in organizers. Storage is abundant, with two pantry closets and a linen closet for added convenience. The updated 4-piece bathroom is complete with tile surround shower, tiled walls, and countertop. Making your way down to the fully finished lower level, this space exudes warmth and character, featuring pine wainscoting throughout the family room, a spacious third bedroom, and a 3-piece bathroom complete with a relaxing jetted tub. There is also a separate entrance to the basement allowing for rental potential. Step outside to your private backyard oasis, backing onto George Davidson Elementary School. This area is fully landscaped with mature trees and lush lawn. The two-tiered deck offers the perfect spot to relax. Enjoy evenings around the firepit, entertain on the patio, or take advantage of the double detached heated



garage with a workbench, a 10'x16' shed, and additional storage under the sunroom. This home has had many updates including new windows, new carpet throughout, new vinyl flooring, new paint, new RO System, newer shingles on the house and garage, plus the insulation in the attic was topped up.

Built in 1978

### **Essential Information**

MLS® #	A2197371
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,122
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	480 Sissons Crescent Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B2J9

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks, Separate Entrance
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Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private, Fruit Trees/Shrub(s)
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	15
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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