

# \$562,500 - 87 Sunrise Road Sw, Medicine Hat

MLS® #A2235443

**\$562,500**

5 Bedroom, 4.00 Bathroom, 2,112 sqft  
Residential on 0.13 Acres

SW Southridge, Medicine Hat, Alberta

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.

Built in 2002

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2235443    |
| Price          | \$562,500   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,112       |
| Acres          | 0.13        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 87 Sunrise Road Sw |
| Subdivision | SW Southridge      |
| City        | Medicine Hat       |
| County      | Medicine Hat       |
| Province    | Alberta            |
| Postal Code | T1B5S3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Granite Counters, Soaking Tub                                                 |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Central Air Conditioner, Oven |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Wood Burning, Dining Room                                                                                        |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                    |
| Lot Description   | Back Yard, Front Yard, Underground Sprinklers |
| Roof              | Asphalt Shingle                               |
| Construction      | Brick, Stucco                                 |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 130             |
| Zoning         | R-LD            |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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