

# \$448,000 - 130 Sunrise Circle Sw, Medicine Hat

MLS® #A2238644

## \$448,000

3 Bedroom, 4.00 Bathroom, 1,611 sqft  
Residential on 0.12 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to 130 Sunrise Circle SW. This is a 1611 sq ft 2 storey fully finished home, located at French school zoon. The beautifully landscaped yard is perfect for entertaining and has enough space for all the kids to play. The main floor features a comfortable entry way with tiles, real wood flooring in the living room. The garage door entrance with a main floor laundry and a 2 pc washroom. Follow the hallway to the open kitchen with stainless steel a couple of years old fridge, corner pantry and breakfast bar/island. The dining space can fit a large table and the patio door leads to the half covered deck and backyard. Enjoy the gas fireplace in the main living space and the open concept layout allows for the whole family to be together. Upstairs, the master suite hosts a 4pc ensuite, 3 persons jacuzzi hot tub, and a walk in closet; 2 more bedrooms with a full bathroom completing the 2nd level. The Downstairs is fully finished, with a family/games room space where is ideal for kids, a room is made by the owner, and another 4pc bathroom. Plus the double attached 24x24 finished garage and the underground sprinkler system, you will enjoy this beautiful well taken care of property. This home has it all. Don't miss out this great opportunity to have your dream home.

Built in 2001

## Essential Information



MLS® #	A2238644
Price	\$448,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,611
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	130 Sunrise Circle Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4N6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Zoning	R-LD

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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