

# \$569,500 - 904 Spruce Way Se, Medicine Hat

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MLS® #A2240453

**\$569,500**

4 Bedroom, 4.00 Bathroom, 1,792 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

Click brochure link for more details. Warm & Welcoming former Show Home for Sale  
This beautiful 4 Bedroom 3 1/2 bath, well cared-for two-storey home offers comfort, efficiency, and timeless style â€” a perfect match for anyone looking to settle into a peaceful, convenient family neighborhood, with a school within walking distance. Grocery stores, Hime Depo, Canadian Tire, Walmart and more literally only blocks away. Inside, youâ€™ll find solid oak hardwood and tile floors, granite counter tops, and raised-panel oak kitchen cabinets with plenty of pot drawers and walk in pantry. The well-equipped kitchen includes high-end Bosch stainless steel appliances, including a convection range and dishwasher, plus a Whirlpool French door fridge and a garburator â€” everything you need for easy cooking and entertaining. The open-concept great room is anchored by a cozy gas fireplace, ideal for relaxing evenings at home.

Upstairs, the master bedroom features a beautiful four-piece ensuite, complete with a large jacuzzi tub and large tiled shower, offering a perfect space to unwind.

Outside, the backyard is a true oasis, professionally landscaped with evergreens, manicured shrubs, and a lovely vegetable garden. A new deck with a natural gas BBQ hookup makes it perfect for summer gatherings, garden shed and underground



sprinklers keep everything green with minimal effort.

Efficiency and peace of mind come built-in:

New triple-pane Low-E Argon windows

30-year shingles installed 2024 (lower insurance costs)

R-60 insulation in the home attic and both garages

New Lennox two-stage Energy Star furnace

Garage Doors

Energy Star York air conditioner

Rubber driveway and no-maintenance fencing

Double attached garage plus a heated rear garage with 12-ft ceilings and 220V power

RV parking pad fits up to a 38-ft RV

Home security system included

Located close to schools and shopping in a family-friendly neighborhood. This is more than just a house – it’s a home that’s been lovingly maintained and thoughtfully upgraded.

Built in 1999

**Essential Information**

MLS® #	A2240453
Price	\$569,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,792
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	904 Spruce Way Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4M7

### Amenities

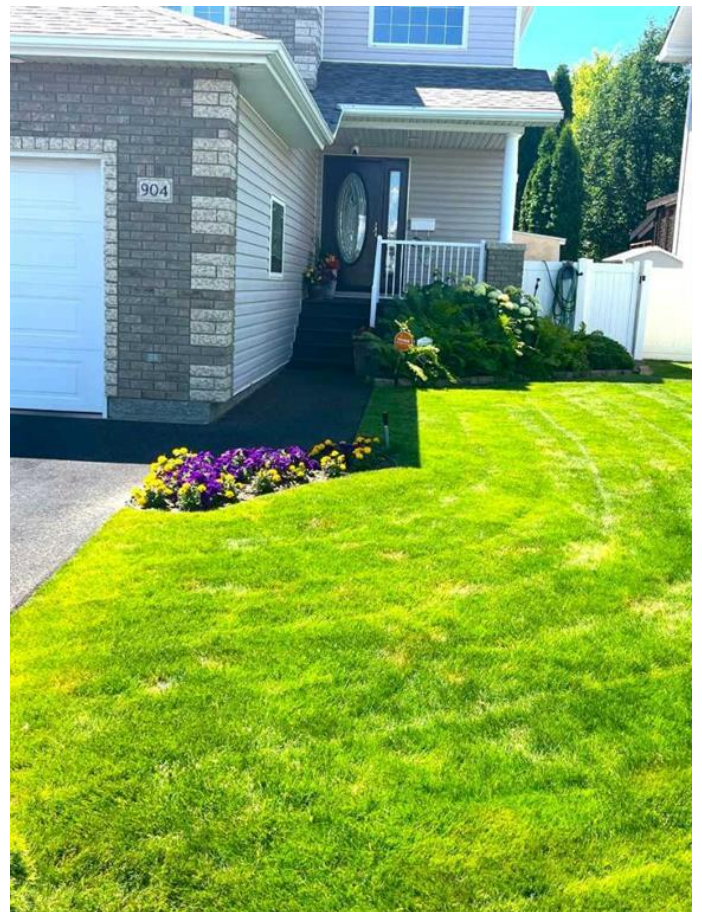
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Jetted Tub, Pantry, See Remarks
Appliances	Dishwasher, Garburator, Refrigerator, Convection Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame



Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 21st, 2025  
Days on Market                50  
Zoning                              R-LD

**Listing Details**

Listing Office                    Honestdoor Inc.

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