

# \$579,500 - 904 Spruce Way Se, Medicine Hat

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MLS® #A2240453

## \$579,500

4 Bedroom, 4.00 Bathroom, 1,792 sqft

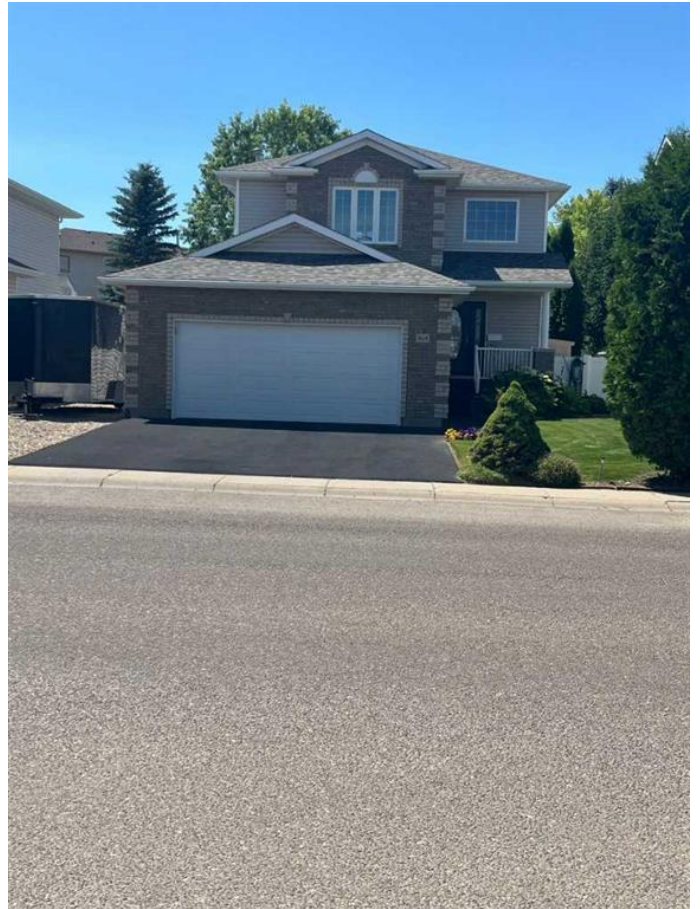
Residential on 0.14 Acres

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 – 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, you™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 – 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      | \$579,500 |
| 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        | Convection Oven, Dishwasher, Garburator, Refrigerator |
| 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                35  
Zoning                              R-LD

**Listing Details**

Listing Office                    Honestdoor Inc.

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