

# \$624,900 - 12 Sunrise Court Sw, Medicine Hat

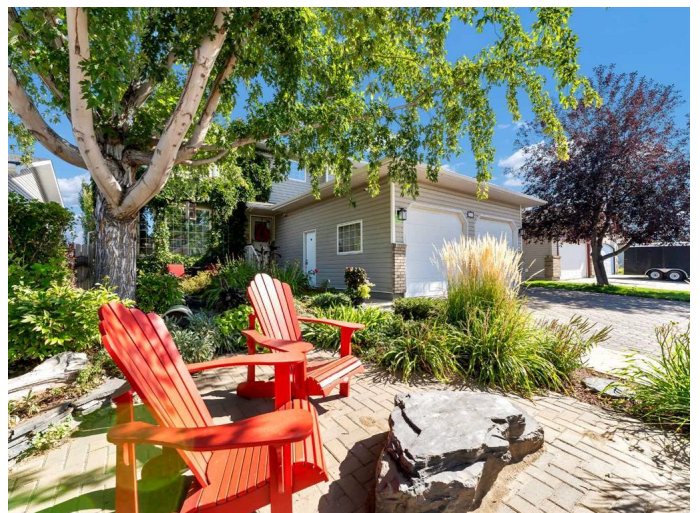
MLS® #A2255174

**\$624,900**

6 Bedroom, 4.00 Bathroom, 2,195 sqft  
Residential on 0.13 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to this spacious and inviting family home, offering 2,195 sq. ft. of thoughtfully designed living space with 6 bedrooms (4 up + 2 down). The main floor features a beautiful central staircase, a spacious formal dining room, convenient main floor laundry, and a 2-piece powder room. The cozy living room is highlighted by a gas fireplace and flows seamlessly into the kitchen; perfect for gatherings and entertaining. The kitchen is equipped with a large quartz center island, stainless steel appliances, corner pantry, wine fridge, and direct garden door access to the covered deck. Upstairs, you'll find four bedrooms including the spacious primary suite, complete with double closets and a relaxing 4-piece ensuite featuring a corner shower and a soaker tub. A second 4-piece bathroom completes the upper level. The fully developed lower level hosts a sizable family room with another gas fireplace, two additional bedrooms, a 3-piece bathroom with steam shower, and plenty of extra storage. Step outside to your private outdoor oasis. Surrounded by mature trees, colorful perennials, and maintained with underground sprinklers, the yard is a perfect retreat. Enjoy the large covered deck, lower patio, and firepit area. A storage shed, RV parking, heated double detached garage, and extended driveway provide ample parking and functionality. This home is ready to welcome its next family with open arms—don't miss the chance to make it yours!



Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255174    |
| Price          | \$624,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,195       |
| Acres          | 0.13        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Sunrise Court Sw |
| Subdivision | SW Southridge       |
| City        | Medicine Hat        |
| County      | Medicine Hat        |
| Province    | Alberta             |
| Postal Code | T1B 4N5             |

## Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 5                                                                  |
| Parking        | Double Garage Attached, Driveway, Heated Garage, RV Access/Parking |
| # of Garages   | 2                                                                  |

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Soaking Tub, Storage                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Wine Refrigerator |
| Heating           | Forced Air                                                                                            |
| Cooling           | Central Air                                                                                           |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 2                                                                                                     |
| Fireplaces        | Gas                                                                                                   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Storage                            |
| Lot Description   | Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding                       |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 33                  |
| Zoning         | R-LD                |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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