

# \$585,500 - 904 Spruce Way Se, Medicine Hat

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MLS® #A2240453

**\$585,500**

4 Bedroom, 4.00 Bathroom, 1,792 sqft

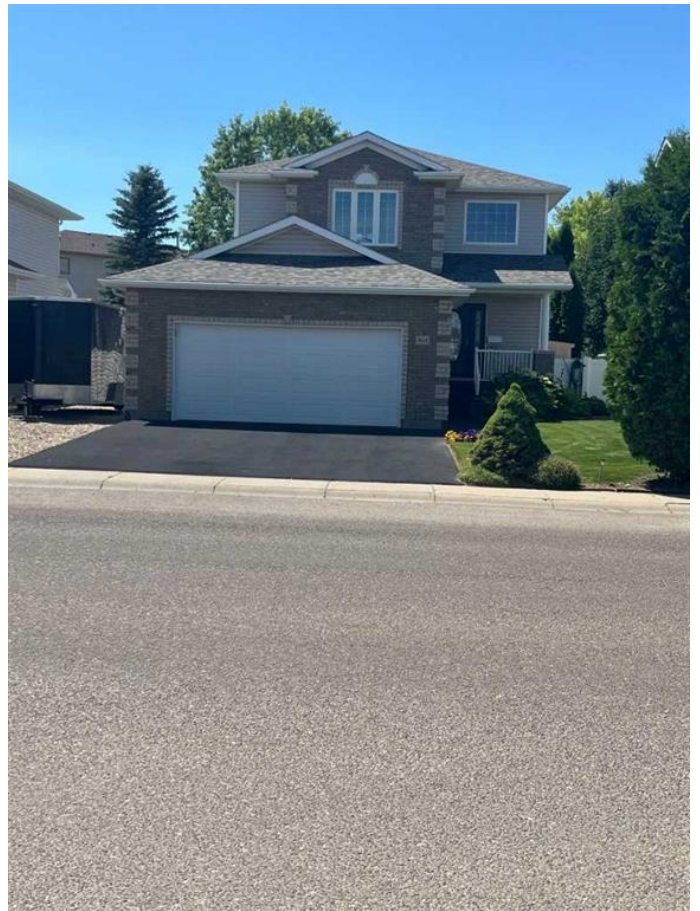
Residential on 0.14 Acres

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      | \$585,500 |
| 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, Pantry, See Remarks, Jetted Tub     |
| 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                20  
Zoning                              R-LD

**Listing Details**

Listing Office                    Honestdoor Inc.

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