

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

MLS® #A2240453

\$579,500

4 Bedroom, 4.00 Bathroom, 1,792 sqft

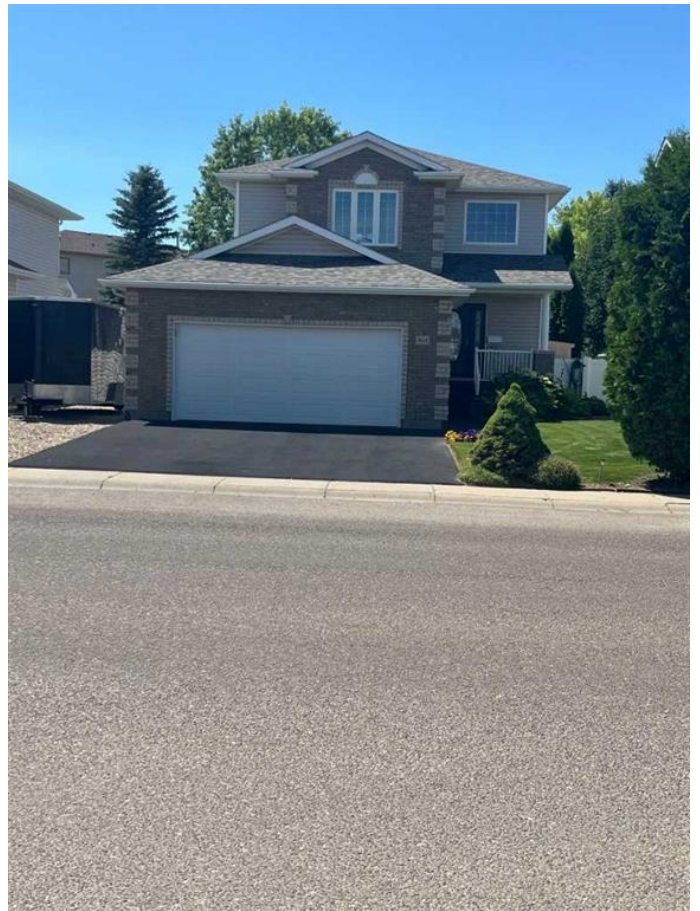
Residential on 0.14 Acres

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.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.