

9 Park Meadows Drive SE Medicine Hat, Alberta

MLS # A2225022


\$468,800

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,540 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Irregular Lot, Landscaped, See Remarks, Un		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, No Smoking Home, See Remarks		

Inclusions: C/A, fridge, stove, B/I dishwasher, garburator, central vac & attachments "as is where is" seller has never used, garage door opener, 1 remote, window coverings & blinds, 2 sheds, T.V. & mount in living room, UGS's, hood fan, washer, dryer

LOCATION, LOCATION! A fantastic opportunity to own this well cared for 1540 sqft 4bedroom (2+2) 3 bath BUNGALOW that is close to shopping, parks, banks, clinics, restaurants and so much more! The ATTACHED 24x24 GARAGE is insulated and has a brand new garage door opener 2025. Main floor has a spacious living room with a large bay window plus two more windows for tons of natural light -it is currently a formal dining area with lots of room for entertaining, as there is also a family room with a gas fireplace on this level! The very large kitchen has TONS of cupboards, pantry, counter top space, island and dining area! Just off the kitchen is the door to the covered deck. There is also 2 good sized bedrooms, the primary has 2 closets, and a 3 pc ensuite. The 4 pc main bath with JETTED TUB, and the MAIN FLOOR LAUNDRY complete this level. Downstairs is another family room, 2 more spacious bedrooms, TONS OF STORAGE, and a 3 pc bathroom. **UPDATES INCLUDE:** Newer PVC windows, Shingles approx. 12-13 years old, HWT in 2019. The lovely landscaped yard is fully fenced with maintenance free fencing, and is easy care to care for with underground sprinklers. There are 2 storage sheds and the option for RV parking, as there is a spot for it with a gate that opens. This is a wonderful home, in a perfect location, so **CALL TODAY!**