

71 Timothy Way SE
Medicine Hat, Alberta

MLS # A2254838



\$295,000

Division:	Southland		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,324 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Undergr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Other	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage heater, mat in garage		

Welcome to this beautifully maintained bungalow in the sought-after 35+ community of Encore! From the moment you arrive, you'll love the glass-enclosed porch—perfect for enjoying summer evenings or morning coffee, free from wind and pesky bugs. Inside, the open-concept kitchen, dining, and living room are bright and airy, highlighted by a vaulted ceiling and abundant natural light. The kitchen features ample counter space, a stylish backsplash, and a corner pantry with built-in shelving. A cozy den off the living room makes a perfect office or hobby space. Down the hall, you'll find two spacious bedrooms. The primary suite boasts a walk-in closet, a 3-piece ensuite with a walk-in shower, plus an additional large closet. The main bathroom is designed for comfort with an air-jet walk-in tub. A generous laundry room offers even more storage, complete with shelving, a closet, and an exterior door. Outside, enjoy the convenience of a 22x22 heated detached garage (new garage door coming soon!). Lot rent is \$629/month, covering landscaping and snow removal for truly low-maintenance living. Encore is a pet-friendly community offering independence with peace of mind. Don't miss your chance to own this immaculate home—book your showing today!