

**210, 22 Park Meadows Drive SE  
Medicine Hat, Alberta**

**MLS # A2280432**



**\$278,800**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 631
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Open Floorplan		

**Inclusions:** Wall A/C (NEW), fridge, stove, B/I Dishwasher, washer, dryer, window coverings & blinds, freezer, garburator, central vac & is, where is, garage remote.

Beautiful 1204 square foot 2 bed, 2 bath condo, located in the popular SOUTHVIEW/PARK MEADOWS area! Everything you'll want is within walking distance! From shopping to restaurants, coffee shops, pharmacy, doctors offices, banks and more! As you enter the home you'll appreciate the nice size foyer with your laundry to the immediate left with room for the freezer or an extra fridge. There are 2 bedrooms and the large master bedroom has a renovated 3 PCE ensuite with LARGE walk in shower, new toilet and hardware as well. There's also a built in area in your primary bedroom to get ready for the day! The 2nd bedroom is a nice size as well. The open kitchen with large dining area has TONS of cabinets and an awesome WALK IN PANTRY! There's also lots of counter space as well and they have been professionally redone with a EPOXY finish! The home comes with a full appliance package and the fridge and stove are less than a year old. If you're entertaining family or friends there's no shortage of space for dining or catching up with them in the large living room or sitting in the enclosed sun room looking off your deck and having a morning coffee or an evening glass of wine! There's NEW VINYL PLANK FLOORING THROUGHOUT and all NEW LIGHTING! This is a great complex with wonderful neighbours and is a turn key condo that comes with a games room, fitness room, rec room, underground parking and storage unit. The condo fees are \$631.00 a month and include EVERYTHING except cable and phone. Call your favourite REALTOR; today to see this gem!