



**23, 1600 Strachan Road SE  
Medicine Hat, Alberta**

**MLS # A2301519**



**\$229,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Opportunity knocks in the desirable 35+ community of Meadowlark Village! This well-cared-for home offers 1,124 sq. ft. of comfortable, one-level living and is ready for its next owners to add their personal touch. The inviting living room features a cozy corner gas fireplace and flows seamlessly into the dining area, creating a functional space for everyday living and entertaining. The kitchen is conveniently located just off the dining room and offers ample counter space along with a large corner pantry. A laundry/mud room is situated just off the kitchen for added convenience. This thoughtfully designed floor plan offers excellent separation, with a spacious primary bedroom on one side of the home and two additional bedrooms on the other. The primary retreat includes a walk-in closet and a 4-piece ensuite, while a second 4-piece bathroom serves the remaining bedrooms and guests. Enjoy outdoor living with a lovely covered patio area, and take advantage of the 24x24 double detached garage for parking and storage. Monthly lot fees of \$767 include snow removal, grounds maintenance, water, sewer, and garbage pickup&mdash;making for easy, low-maintenance living in a welcoming community.