



**GRASSROOTS**

REALTY GROUP

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**74 Chartwell Place SE  
Medicine Hat, Alberta**

**MLS # A2305576**



**\$419,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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:** Garage heater

GARDEN HOME in Chartwell Gardens—Medicine Hat’s premier maintenance-free 45+ community! Here’s your opportunity to join this highly sought-after neighbourhood and enjoy a simplified, low-maintenance lifestyle. This welcoming community offers a central location, an active social atmosphere, and access to a beautifully appointed clubhouse, all set within a peaceful, picturesque environment. Take a stroll around the scenic pond with your furry companion and experience everything this unique community has to offer. Affordable lot rent of \$621.96/month includes water, garbage collection, snow removal, and yard maintenance. This charming 1,199 sq. ft. home features 2 bedrooms plus a den and 2 full bathrooms, including a private ensuite with walk-in shower. The kitchen is well-appointed with a large island, stainless steel appliances, a walk-in pantry, rich cabinetry, and a stylish tiled backsplash. The dining area opens through double garden doors to a lovely, fenced patio—perfect for relaxing or entertaining. The double attached 21 x 27 garage is insulated, heated, and fully drywalled. A fantastic opportunity to enjoy easy living in a wonderful community!