GRASSROOTS REALTY GROUP

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74 Chartwell Place SE
Medicine Hat, Alberta

MLS # A2317974

$419,900

Division:	Southland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,199 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	2	**Baths:**	2
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-MD
Foundation:	Slab	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

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!

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