



**102, 278 Park Meadows Drive SE
Medicine Hat, Alberta**

MLS # A2321506



\$265,000

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	950 sq.ft.	Age:	1996 (30 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Central Vac (as is), fridge in laundry room, furniture negotiable

Welcome to easy, maintenance-free living in this beautifully maintained 55+ condo community! Offered for sale by its original owner, this 1 bedroom + den, 1 bathroom unit has been lovingly cared for and is move-in ready. One of the standout features of this home is its highly desirable main floor, corner-unit location. With no neighbors on either side, you'll enjoy an added sense of privacy that is rarely found in condo living. The corner placement also allows for an abundance of windows, filling the home with natural light and creating a bright, inviting atmosphere throughout. Inside, you'll find a functional layout featuring newer vinyl flooring, a primary bedroom, a versatile den perfect for a home office, hobby room, or guest space, and a well-appointed bathroom complete with double sinks. The living area flows seamlessly to the wrap-around deck, offering plenty of outdoor space to relax and enjoy the fresh air. Convenience continues with a parking stall and storage unit located immediately under the unit, just steps from the staircase, making access to and from the unit a breeze. Residents of this community also enjoy exceptional amenities, including a recreation centre, swimming pool, hot tub, fitness room, guest suite, events centre, and an exterior courtyard to relax and enjoy. It's convenient location puts coffee shops, restaurants, medical facilities, pharmacies, and more within walking distance. If you're looking for a comfortable, low-maintenance home with fantastic amenities in a friendly 55+ community, this well-kept corner unit is one you won't want to miss!