



**48 Park Meadows Court SE
Medicine Hat, Alberta**

MLS # A2323896



\$449,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,312 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: 2nd fridge in bsmt, deep freeze in bsmt

Solid Well kept home, same owners for over 30 years, that loved and took care of it. This Spacious 4 bdm, 3 bth Bi-level with close to 2600 developed square feet is in a nice established area in great cul-de sac location close to all amenities. Main floor home to living room flowing in to kitchen with island and tons of cupboard space as well as access to nice 3 season enclosed sunroom to enjoy your morning coffee or evening sunsets in. 2 large bedrooms up, full 4 pc bathroom with tub and shower, Master bdm boasts a 3 pc ensuite and huge walk-in closet. Fully developed lower level is home to huge family room with gas fireplace, 2 large bedrooms, laundry area, 3pc bathroom and plenty of storage. Now lets talk about this attached garage, Wow, 24x 30' Triple fully finished insulated, drywalled, heated with large radiant heater to keep your vehicles nice and/or work/hobby area. Home has the original decor to enjoy as is or update to your liking and is priced accordingly for fast sale. Awesome maintenance free exterior with timeless brick and stucco, and shingles in great shape also. Mostly maintenance free yard with concrete and rock as well as garden area to enjoy growing your veggies or flowers, no grass to mow here. Possession can be quick so move fast on this one!