



**127 Markwick Drive SE
Medicine Hat, Alberta**

MLS # A2325630



\$427,000

Division:	Connaught		
Type:	Residential/House		
Style:	Bi-Level		
Size:	912 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer/dryer, window coverings, garage opener and control 2, bar in the basement, central air, deck screen, storage shed 2, floating shelves in dining room, shelf in bedroom downstairs, wall mount for bedroom and rumpus room plus the tv on the wall-mount in basement rumpus room, shelf in main floor bathroom

Attention retirees, first-time home buyers, and families! This meticulously maintained home is a true gem, ideally situated in one of the city's most central and convenient locations. Enjoy being within walking distance to the college, directly across from Kin Coulee Park, and just minutes from shopping, restaurants, schools, and easy highway access. To top it off, you'll love the welcoming neighbourhood filled with wonderful neighbours who take great pride in their community. From the moment you arrive, the beautiful curb appeal and exceptional care this home has received are immediately evident. Parking will never be an issue with an attached garage, RV parking, a full driveway, and an abundance of additional off-street parking. Step inside to a bright, welcoming interior filled with natural light and a cheerful atmosphere. The thoughtfully designed open-concept main floor offers the perfect balance of functionality and comfort. The spacious living room flows seamlessly into the dining area, which easily accommodates family gatherings, while the beautifully updated kitchen features a large centre island, ample cabinetry, and generous counter space. Convenient access from the kitchen and dining area leads directly to the expansive covered deck, making indoor-outdoor entertaining effortless. The main floor is completed by two generously sized bedrooms and a beautifully appointed 3-piece bathroom. Downstairs, the fully finished basement continues the home's functional layout with a spacious family room complete with a bar area, two additional bedrooms, another 3-piece bathroom, and a large storage/mechanical room. The backyard is truly one of this home's standout features. Surrounded by mature trees, it offers a peaceful, park-like setting that's hard to find within the city. Whether you're relaxing on the large

covered deck, enjoying the lower patio, or simply taking in the privacy and beauty of the yard, this outdoor space is sure to become your favourite place to unwind. Lovingly maintained and showing 10/10, this exceptional property is completely move-in ready and offers a rare combination of location, comfort, and outdoor living. Homes like this don't come along often—book your private showing today!