



GRASSROOTS
REALTY GROUP

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**118, 1600 Strachan Road SE
Medicine Hat, Alberta**

MLS # A2329534



\$239,900

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,380 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, stove, dishwasher, hood fan, washer, dryer, central a/c, window coverings, garage door opener w/remote, garage heater, freezer, central vac w/attachments

Enjoy the ease of maintenance-free living without sacrificing comfort in this beautifully updated home in the sought-after 35+ adult community of Meadow Lark Village. Ideally situated on a desirable corner lot directly across from the clubhouse, this move-in ready 3-bedroom, 2-bathroom home offers over 1,300 sq. ft. of thoughtfully designed living space and an inviting lifestyle you'll love. The spacious kitchen is the heart of the home, featuring a large island, and plenty of workspace for cooking and entertaining. The adjoining dining area is surrounded by large windows that fill the space with natural light, while the generous living room provides endless possibilities for furniture placement and everyday comfort. Beautiful vinyl plank flooring flows throughout the kitchen, dining, and utility areas, adding warmth and style, and the ensuite has been tastefully updated with a stunning tiled walk-in shower and glass doors. Recent improvements include new shingles, an east-facing 8' x 14' deck that's perfect for enjoying your morning coffee, and a finished, heated single garage just steps from the back door—providing comfort and convenience year-round. Meadow Lark Village offers a welcoming, low-maintenance lifestyle with walking paths, shopping, and everyday amenities just minutes away. Monthly lot fees of \$767 include water, sewer, garbage collection, landscaping, and snow removal, allowing you to spend less time on maintenance and more time enjoying everything this vibrant community has to offer.