



GRASSROOTS
REALTY GROUP

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**326, 278 Park Meadows Drive SE
Medicine Hat, Alberta**

MLS # A2336298



\$274,900

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,087 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Parquet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Window Coverings/Blinds, 1 Garage Door Opener.

Welcome to this spacious 2-bedroom, 2-bathroom condo in the sought-after Park Meadows community. Offering just over 1,020 sq. ft. of thoughtfully designed living space, this third-floor unit features a bright south-facing exposure and a functional floor plan with generous room sizes throughout. The main living area offers plenty of space to relax and entertain, with a large living room flowing into the dining area and kitchen. The kitchen features maple cabinetry, while parquet hardwood flooring adds warmth and character to the main living spaces. The spacious primary bedroom offers plenty of room for a king-sized bedroom suite and includes a walk-in closet and convenient ensuite bathroom. A second bedroom, additional full bathroom, and in-suite laundry complete the interior. But the real highlight of this property is the exceptional collection of amenities. Residents enjoy access to an indoor pool, hot tub, fitness centre, games room, library, workshop and banquet/meeting room, along with elevators and a beautifully maintained courtyard. The building also offers underground parking with a convenient car wash station. Condo fees are \$585/month and include an extensive list of services and amenities, including heat, electricity, water, sewer, insurance, common-area maintenance, caretaker, snow removal, trash removal, parking, reserve fund contributions and access to the HOA/condo amenities. If you're looking for low-maintenance condo living with an impressive range of amenities, underground parking and a desirable south-facing exposure, this one is worth a look.