



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**119, 22 Park Meadows Drive SE
Medicine Hat, Alberta**

MLS # A2337996



\$249,000

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,035 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 592
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Range Hood, Stove, Dishwasher, Refrigerator, Window Coverings, Washer, Dryer, Garage Door Opener

Welcome to easy, comfortable condo living in this lovely 2-bedroom, 2-bathroom main-floor unit at #119 - 22 Park Meadows Dr SE! Ideally located close to the entrance of this desirable 55+ building, this home is within walking distance to shopping, restaurants, services, and many other amenities. Inside, you'll find a spacious and inviting living room with access to your private covered deck—an ideal spot to enjoy your morning coffee or relax outdoors. The living room flows seamlessly into the generous dining area. The kitchen offers plenty of cabinetry, white appliances, and a convenient pantry for additional storage. The unit features a good-sized guest bedroom, a 4-piece main bathroom, and a spacious primary suite complete with dual closets and a 3-piece ensuite. An in-suite laundry room adds even more convenience and functionality. Additional features include one underground parking stall and a separate storage unit. Condo fees are \$591.82/month and include Common Area Maintenance, Electricity, Heat, Reserve Fund Contributions, Snow Removal, Trash, and Water. Residents of this welcoming building can enjoy a variety of shared amenities, including a games room, fitness room, recreation room, and library. With a convenient location, great building amenities, underground parking, and everything you need on one level, this is a wonderful opportunity for comfortable, carefree 55+ living!