



GRASSROOTS
REALTY GROUP

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**412, 22 Park Meadows Drive SE
Medicine Hat, Alberta**

MLS # A2338226



\$275,000

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,037 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 592
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings, Washer, Dryer, Wall AC Unit, Laundry Room Fridge

Beautifully updated and move-in ready this TOP FLOOR 2 Bedroom 2 Bathroom condo in Park Meadows offers comfortable, carefree living in a fantastic location! Within walking distance of shopping, restaurants, spas, medical offices, banks and more, everything you need is conveniently close by! Step inside to a bright and spacious open concept living and dining area, where the vaulted ceiling creates an airy, grand feel with plenty of room for all your furniture. From here, enjoy direct access to the lovely enclosed balcony - a wonderful extension of the living space and the perfect spot to relax. The fully equipped kitchen has been beautifully updated with granite countertops, tiled backsplash, stainless steel appliances and convenient pantry space. The primary bedroom offers ample closet space along with a 3 piece ensuite featuring walk-in shower, and updated vanity and toilet. A nicely sized second bedroom and additional 4 piece bathroom with granite topped vanity provide comfortable space for guests. In-suite laundry adds everyday convenience and includes a second fridge along with additional storage space. The thoughtful updates throughout the condo, including vinyl plank flooring, paint, light fixtures, and granite countertops, give the space a clean and modern feel. No more scraping snow or getting into a freezing car; a secured heated underground parking stall with attached storage unit is the icing on the cake here! Residents can also enjoy a great selection of building amenities and social activities, including a library, games room, meeting/social room with kitchen, fitness room, and outdoor BBQ area. Condo fees include electricity, heat, water, sewer, snow removal, common area maintenance, exterior insurance, trash removal and reserve fund contributions, making day-to-day living wonderfully simple. If you're looking for low-maintenance lifestyle

with great amenities and an incredibly convenient location, you'll love everything this adult living 55+ complex has to offer. Book your private viewing today!