



GRASSROOTS
REALTY GROUP

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111, 1600 Strachan Road SE
Medicine Hat, Alberta

MLS # A2340470



\$249,900

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,146 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: N/A

Welcome to Meadowlark Village, a well-maintained, age-restricted and pet-friendly community offering an easy, low-maintenance lifestyle with the added benefit of a community clubhouse. This bright and welcoming 1,146 sq. ft. home offers three bedrooms, two bathrooms and a spacious layout that provides plenty of room without feeling like a downsize. The main living area has an open and comfortable feel, with a spacious living room flowing into the kitchen and dining area. The kitchen offers plenty of cabinetry and counter space, along with a freestanding island and skylight that brings in even more natural light. The beautiful quartz countertops and granite sink are a very special upgrade adding a lovely sparkle to this functional kitchen. The adjoining dining area is surrounded by large windows, creating a sunny spot for everyday meals, morning coffee or entertaining. The generous primary bedroom features a walk-in closet and private ensuite, while two additional bedrooms offer flexibility for guests, hobbies or a home office. A second full bathroom and convenient in-home laundry complete the practical single-level layout. Outside, a single detached 14' x 22' garage provides covered parking or additional storage, while the spacious driveway offers room for additional vehicles. The home is also conveniently located near the Meadowlark Village clubhouse, making it easy to take advantage of the community's social space. Whether you're looking to simplify, downsize or enjoy a more manageable home and lifestyle, this property offers a wonderful combination of space, natural light and community living. Lot rent is \$767 per month and includes landscaping, snow removal, water, sewer and garbage collection. Pets are permitted, subject to community rules and restrictions.

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