



GRASSROOTS
REALTY GROUP

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**230 Park Meadows Drive SE
Medicine Hat, Alberta**

MLS # A2342448



\$599,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,490 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: washer/dryer to be swapped for a different set, underground sprinklers, security system

Welcome to this spacious bungalow in the desirable Southview–Park Meadows neighbourhood, offering nearly 1,500 sq. ft. of comfortable living space and a functional layout with plenty of room for the whole family. A fully insulated 26' x 26' double attached garage and ample driveway space, including room for RV parking, add to the home’s everyday convenience. The main floor features vaulted ceilings and generous living and dining areas, creating a bright, open feel that is well suited for both everyday living and entertaining. The kitchen comes equipped with a full appliance package and offers an additional eat-in dining area. Just off the kitchen, step outside to the beautiful covered deck overlooking the fully landscaped backyard—an inviting spot to relax or entertain outdoors. Also on the main level is a convenient laundry room and three bedrooms, including the spacious primary suite complete with a walk-in closet and private 4-piece ensuite. A second 4-piece bathroom completes the main floor. Downstairs, the fully developed lower level provides even more living space with a huge family room centred around a cozy gas fireplace, two additional bedrooms, and another 4-piece bathroom. Generous storage throughout the home ensures there is a place for everything. Outside, both the front and back yards are beautifully landscaped and equipped with underground sprinklers. The backyard also features a storage shed and lower patio area, providing additional space to enjoy the outdoors. Additional features include an automatic water shut-off system, the oversized insulated garage, and ample driveway space for RV parking. With five bedrooms, three full bathrooms, expansive living areas, and a great Southview–Park Meadows location, this well-appointed bungalow offers space, comfort, and functionality inside and out. *Some

photos have been digitally altered.