



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

120, 278 Park Meadows Drive SE
Medicine Hat, Alberta

MLS # A2345481



\$279,000

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,218 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 680
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: Fridge, Stove, Range Hood, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Electric Fireplace

55+ LIVING AT ITS BEST! This spacious main-floor corner unit offers comfortable, low-maintenance living in one of Medicine Hat's highly sought-after 55+ condominium communities. Conveniently located close to shopping, services, restaurants, and other amenities, residents also enjoy an impressive selection of on-site facilities including a recreation centre, swimming pool, hot tub, fitness room, guest suite, events centre, and beautiful exterior courtyard. Inside, the spacious dining room flows seamlessly into the large living room, creating a welcoming space for entertaining or relaxing. An electric fireplace adds a cozy touch, while patio doors provide direct access to your private covered deck. Just off the living room, a lovely den/office tucked behind glass French doors offers a versatile space for a home office, reading room, hobby area, or additional sitting room. The kitchen features a functional layout with plenty of white cabinetry, white appliances, a pantry, and convenient access to the in-suite laundry room. Down the hall are a full 4-piece bathroom and two comfortable bedrooms, including the generous primary suite complete with a 4-piece ensuite featuring an accessible tub/shower. Carpet-free and move-in ready, this unit offers an easy lifestyle with plenty of space and fantastic amenities right outside your door. Condo fees are \$680.40/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. Come see why Park Meadows continues to be such a popular choice for 55+ living!