



GRASSROOTS
REALTY GROUP

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1, 459 Carry Drive SE
Medicine Hat, Alberta

MLS # A2346145



\$349,000

Division:	Southview-Park Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,244 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 342
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Bookshelf in Basement.

Welcome to Horizon Village East Glen, a highly sought after 55+ community! This inviting bungalow condo offers a spacious and functional layout with plenty of room to relax, entertain, and enjoy comfortable living. The main floor features a bright and generous living room that flows into the dining area and kitchen. Step through the patio doors onto the deck an ideal spot for your morning coffee or evening relaxation. The main floor is completed by a spacious primary bedroom offering ample closet space and a convenient 2 piece ensuite. A second good sized bedroom and a 3 piece bathroom provide additional comfort and flexibility. Downstairs, the large family room offers plenty of space for a recreation area, hobbies, entertaining, or whatever suits your lifestyle. A third bedroom and another 3 piece bathroom add valuable space for guests or family. The utility room provides abundant storage, while an additional bonus room offers even more storage or flexible use space. A double attached garage with direct access to the home adds everyday convenience. Condo fees are \$342/month.