



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**69 Chartwell Place SE
Medicine Hat, Alberta**

MLS # A2348647



\$429,900

Division:	Southland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,245 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, Attached shelving in garage.		

Welcome to 69 Chartwell Place SE, where comfortable living meets the ease of Chartwell Gardens' 45+ community. From the charming front porch to the private covered patio out back, this home gives you inviting places to slow down, visit with friends, and enjoy the outdoors. Inside, the 1,245 sq. ft. layout brings the kitchen, dining area, and living room together beneath a vaulted ceiling, creating an airy space for everyday life and entertaining. The kitchen offers a pantry and plenty of storage, with more storage throughout the home to help keep things organized. Two bedrooms and a den provide flexibility for guests, hobbies, or a home office. There are also two full bathrooms, including a private ensuite with a walk-in shower. An oversized double attached garage offers generous room for vehicles and storage, while the backyard shed adds space for seasonal items. Monthly lot rent is \$686.10/month and includes water, sewer, snow removal, and landscaping, leaving you more time to enjoy your home and community. This welcoming Chartwell Gardens home brings together the space you need and the low-maintenance lifestyle you've been looking for.