



GRASSROOTS
REALTY GROUP

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

MLS # A2348919



\$499,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,361 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Street Lighting, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Solar Tube(s), Storage

Inclusions: underground sprinklers, shed, fountain, water softener sold "as is", garage refrigerator negotiable

Beautifully maintained and thoughtfully updated, this 1,361 sq. ft. bungalow in Southview–Park Meadows offers room to gather, relax, and make yourself at home. The generous living room flows into the kitchen and dining area, where a vaulted ceiling gives the space an open, welcoming feel. With ample cabinetry and counter space, a pantry, an island, and a peninsula with extra seating, the kitchen is as practical as it is inviting. Vinyl plank flooring ties the main living areas together. Just off the dining room, a covered deck with low-maintenance Duradek overlooks the beautifully landscaped backyard, complete with a storage shed and brick fence. Two exceptionally spacious bedrooms are on the main floor, along with a 4-piece bathroom and convenient main-floor laundry. The primary bedroom has its own 3-piece ensuite, and there’s direct access to the finished double attached garage. The developed lower level offers even more space to spread out. Its large recreation room features a fireplace and built-in cabinetry, with plenty of room for a pool table. Two more bedrooms, a 3-piece bathroom, storage with built-in shelving, and an additional coat closet round out this well-cared-for home.