



GRASSROOTS
REALTY GROUP

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**1303, 401 Southlands Boulevard SE
Medicine Hat, Alberta**

MLS # A2349411



\$504,900

Division:	Southland		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,293 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: 2 attached Mastercraft tool cabinets, garage heater, ceiling fan(s), garage retract Vac hose, Govi exterior lights (as is), garage door opener w/remote

Welcome to this beautiful like-new 55+ Adult living bungalow style condo, ideally situated as an end unit. Built in 2022, offering close to 1300 sqft of living space on the main level, this home combines spacious living, modern finishes, abundant natural light and the convenience of a low maintenance lifestyle. The welcoming front entrance offers a deck area that is perfect for enjoying your morning coffee or relaxing in the afternoon. Inside, the bright and spacious main floor features an inviting living room with large windows and comfortable gathering space. The kitchen is designed for both everyday living and entertaining with a large island, quartz countertops, more than ample cabinetry, convenient pull outs and a walk in pantry for storage. The primary bedroom is a peaceful retreat featuring plenty of natural light, a generous walk in closet and a beautiful four piece ensuite. A dedicated office area provides the perfect space for working from home or pursuing hobbies. The main floor laundry room provides direct access to the fully finished and heated garage, making every day living that much more convenient. Downstairs, you'll find two additional bedrooms, a four piece bathroom, an extra storage room/craft room, the utility room offering yet more storage plus the full sized family room - perfect for a media area, games room or just for relaxing. Plush carpeting adds extra warmth and comfort downstairs, while the main level features durable vinyl plank flooring. Step outside to enjoy the covered rear deck, conveniently located off of the kitchen and offering a private outdoor space to relax and entertain. The yard is tastefully landscaped and maintained by the condo board as part of your condo fees, allowing you to enjoy the benefits of a peaceful outdoor space without the work. There is also plenty of additional parking, including visitor parking for your guests.

This home is ideally located close to walking and biking trails, parks, shopping and everyday amenities offering the perfect combination of comfort, convenience and carefree living. If your looking for a modern, specious home where you can enjoy your time rather than spend it on exterior maintenance - this exceptional 55+ condo is definitely worth seeing. Book your private viewing today - then simply move in - settle back and Enjoy!