



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2236014**



**\$419,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Attached Garage Shelving, Sun shades on deck, Window Coverings, tv mounts x 2		

Welcome to Your Ideal Low-Maintenance Lifestyle! This beautiful two-bedroom 2 bathroom home—complete with a dedicated office—offers modern comfort and convenience on a slab foundation. You’ll appreciate the sleek granite countertops in the kitchen and bathrooms, complemented by contemporary finishes throughout. A spacious living room and dining area allow for plenty of space to host guests or relax in comfort. Step outside to a spacious concrete patio with an attached shed, perfect for enjoying the outdoors without compromising space! Inside, a cozy coffee bar adds a touch of charm and functionality to the kitchen as well as additional cupboard space. The warmth of the wood tones is seen throughout the home and beautiful wood shutters finish off the look with elegance! Relax knowing that lawn care and snow removal are fully handled, giving you more time to enjoy community amenities and peace of mind. Located in an age-restricted neighbourhood, this home caters to those seeking an easy-care, active adult lifestyle.