



**GRASSROOTS**  
REALTY GROUP

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**35 Park Meadows Place SE  
Medicine Hat, Alberta**

**MLS # A2248230**



**\$625,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Southview-Park Meadows   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,184 sq.ft.   | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway                                     |               |                   |
| <b>Lot Size:</b> | 0.18 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Concrete, Wood Frame  | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, Pantry |                   |      |

**Inclusions:** NONE

Welcome this phenomenal 2 storey property back on a huge green space at a Cul De Sac where is one of the best locations in Medicine Hat. This property boasting 2184sf of fully developed living space on a 7954sf lot. Updates: new carpets in the basement, retreated hardwood floor looks like new and impressive, new paint. There's 2 zone climate controls make this luxury home more comfortable, plus so much space and many rooms give everyone a suitable area to enjoy their time. The main floor greets you with a spacious foyer, also a family room on your right, it connects a dining room with sliding doors for closure, it could be a bedroom as you want. An open concept kitchen with a dining room, a living room and a beautiful fireplace. The second floor, you will have a spacious primary bedroom with a jacuzzi hot tub, stand shower 4-piece ensuite and a walk-in closet, you'll see 2 more bedrooms, and enjoy the laundry chute in one of the bedrooms, also oak finishing flooring through out of the floor too. There are 2 more bedrooms, an office, an entertainment room, and a 3-piece bathroom in the basement. The fully fenced private yard is back on a huge green space invites your family to enjoy a relaxing time. It has an underground sprinkler system and some trees.