



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2249620**



**\$538,500**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,491 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** C/A, fridge, B/I electric cook top, B/I dishwasher, main floor freezer & fridge, B/I oven, microwave, garburator R/I, washer, dryer, central vac R/I, window coverings, blinds, garage door opener & remotes, UGS's, shed, metal shelving in bsmt, extra shelving in bsmt

LOCATION LOCATION AND GREAT NEIGHBOURS! EXCELLENT FULLY DEVELOPED & ORIGINAL OWNER'S; 1491 sq ft BUNGALOW WITH 3 (2+1) BEDROOMS (POTENTIAL FOR 5 BEDROOMS) 3 BATHS, 22'X24' DETACHED GARAGE/RV PARKING AND A PRIVATE YARD! PERFECT FOR EMPTY NESTERS, OR FAMILIES! Close to all amenities, shopping, doctor's offices, restaurants and more! There's tons of room in the lower level to add a couple more bedrooms, bringing it up to a 5 bedroom home! The main floor features a spacious living room, kitchen area with lots of counterspace, dining area AND a breakfast nook. There is also a family room on this level with a gas fireplace, and MAIN FLOOR LAUNDRY -the newer washer and dryer are only 3-4 years old! Both bedrooms on the main floor are spacious, including the large primary bedroom with walk in closet and a 3 pc ensuite. The lower level is host to an additional bedroom, huge family room, rec room as well as a 3 pc bathroom. UPGRADES INCLUDE NEW SHINGLES 2024 NEW TREX deck and A/C 2017! The very private fully fenced backyard is landscaped with UGS'S and boasts a maintenance free fence as well the new TREX decking with gasline to BBQ. Attached 22 X 24' garage is insulated and has 220 wiring, plus there is RV PARKING! Call today to be part of the AWESOME PARK MEADOWS COMMUNITY!