



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**71 Timothy Way SE  
Medicine Hat, Alberta**

**MLS # A2254838**



**\$295,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Southland                                                              |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                               |               |                   |
| <b>Size:</b>     | 1,324 sq.ft.                                                           | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                                                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                                                 |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Undergr |               |                   |

|                    |                                                                                                                                                |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, 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-LD |
| <b>Foundation:</b> | Other                                                                                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Garage heater, mat in garage                                                                                                                   |                   |      |

Welcome to this beautifully maintained bungalow in the sought-after 35+ community of Encore! From the moment you arrive, you'll love the glass-enclosed porch—perfect for enjoying summer evenings or morning coffee, free from wind and pesky bugs. Inside, the open-concept kitchen, dining, and living room are bright and airy, highlighted by a vaulted ceiling and abundant natural light. The kitchen features ample counter space, a stylish backsplash, and a corner pantry with built-in shelving. A cozy den off the living room makes a perfect office or hobby space. Down the hall, you'll find two spacious bedrooms. The primary suite boasts a walk-in closet, a 3-piece ensuite with a walk-in shower, plus an additional large closet. The main bathroom is designed for comfort with an air-jet walk-in tub. A generous laundry room offers even more storage, complete with shelving, a closet, and an exterior door. Outside, enjoy the convenience of a 22x22 heated detached garage (new garage door coming soon!). Lot rent is \$629/month, covering landscaping and snow removal for truly low-maintenance living. Encore is a pet-friendly community offering independence with peace of mind. Don't miss your chance to own this immaculate home—book your showing today!