



GRASSROOTS
REALTY GROUP

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

MLS # A2257590



\$499,500

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	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, 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!