



GRASSROOTS
REALTY GROUP

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**414, 22 Park Meadows Drive SE
Medicine Hat, Alberta**

MLS # A2264148



\$279,900

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,044 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Window Coverings, 2x Window/wall A/C

Welcome home to this beautifully maintained top-floor 2 bedroom, 2 bath condo offering comfort, convenience, and a true sense of community. With 1044 sqft of bright, thoughtfully designed living space, this home features vaulted ceilings in the living and dining areas that create a spacious, open feel. The functional layout includes a generous primary suite with his-and-her closets and a private 3 pc ensuite, plus a second bedroom with access to the 4 pc main bath. The neutral décor provides a timeless backdrop for any style. This non-smoking, pet-free unit includes an assigned underground parking stall and storage. Condo fees cover all utilities except cable and phone, ensuring easy, predictable monthly costs. Residents enjoy exceptional building amenities, including a fitness room, meeting room with kitchen, games room, library, and a BBQ area, perfect for connecting with neighbours and enjoying community living at its best. Ideally located close to shopping, restaurants, transit, parks, and walking paths, this condo is perfectly positioned for an easy, connected lifestyle.