



GRASSROOTS
REALTY GROUP

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**1284 Parkview Drive NE
Medicine Hat, Alberta**

MLS # A2267225



\$629,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,519 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Private, Sloped Up		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Sauna, Walk-In Closet(s)		

Inclusions: Desk and Credenza, Shelving and work bench in garage.

Beautifully Maintained 3-bedroom, 3-bathroom Home with spectacular views. This spacious and meticulously cared-for 2-storey home offers 2,858 sq. ft. of comfortable living space in a highly sought-after location. Designed for both relaxation and entertaining, this property features quality finishes. The main level consists of 2 large bedrooms, large living room with a gas fireplace, , dining room, kitchen with a breakfast nook and access to a large 20' x 24' covered deck with a spectacular view. The lower level welcomes you with a large foyer, a bright and inviting living area with a gas fireplace and a spacious office/computer area. You'll also find a spacious bedroom, a 4 piece bathroom and a 23' x 20' recreation room —ideal for guests, family, or entertaining. Additional highlights include a relaxing sauna, dual furnaces for year-round comfort, and a large, landscaped backyard with a storage shed. The property also offers a heated, insulated double garage (26' x 24.5') and ample parking for an RV. Newer shingles and hot water heater. This home is very well maintained, move-in ready, and located in a desirable neighborhood close to amenities. Don't miss your chance to own this exceptional property! There will be an estate sale at this property Nov 14th & 15th.