



**30, 459 Carry Drive SE
Medicine Hat, Alberta**

MLS # A2283520



\$323,500

Division: Southview-Park Meadows

Type: Residential/Duplex

Style: Attached-Up/Down, Bungalow

Size: 1,128 sq.ft. **Age:** 1987 (39 yrs old)

Beds: 3 **Baths:** 2

Garage: Single Garage Attached

Lot Size: -

Lot Feat: Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Interior Lot,

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 275

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-LD

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum

Inclusions: C/A, fridge, stove, B/I dishwasher, microwave, stackable washer/dryer, black freezer in storage room, garage door opener & 1 remote, window coverings and blinds, TV wall mount in primary bedroom, all storage room shelving, central vac & attachments, garburator rough in.

Location location!! Come see this lovely garden home in the sought after 50+ HORIZON VILLAGE COMMUNITY, that backs on to a beautifully treed green space and is PET FRIENDLY (some restrictions do apply) This 2+1 bedroom, 2 bath home is close to walking paths and shopping and also comes with a community clubhouse that has beautiful coulee views! The main floor is host to new vinyl plank flooring in the front entry,kitchen, living room,dining room and hallway. The kitchen has a pantry with pullouts, new sink and tap,freshly painted cabinets and new counter tops! Leading off the new patio doors is the south facing yard with maintenance free covered deck and a gasline to the BBQ! Sit back and relax and watch the deer as you overlook the beautifully treed greenspace behind you! Completing the main floor are 2 bedrooms, a 4 PCE bath with a Jack & Jill door, PLUS MAIN FLOOR LAUNDRY with new stackable washer/dryer. The lower level is host to a family room with a gas fireplace, 3rd bedroom a large 4 PCE bath and STORAGE GALORE!! Furnace was replaced Jan. 2020. If you're looking for that quiet community garden home that you can turn a key and move in, then this one is for you ! Call today!