



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2283520**



**\$323,500**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Interior Lot,		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 275
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**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!