



**37 Chartwell Place SE  
Medicine Hat, Alberta**

**MLS # A2286450**



**\$419,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,183 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Garden home with park view in Chartwell Gardens—Medicine Hat’s premier maintenance-free 45+ community! This charming 1,183 sq. ft. home offers the perfect opportunity to downsize and simplify while enjoying a vibrant, welcoming neighbourhood in a beautiful, quiet setting. Inside, the thoughtfully designed layout features two spacious bedrooms plus a versatile den, along with two full bathrooms, including a private ensuite with a walk-in shower. The kitchen is both stylish and functional, showcasing a large eat-in island, stainless steel appliance package, walk-in pantry, attractive Tuscan-style cabinetry, and a stunning tiled backsplash. The dining area leads to a lovely, fenced patio backing directly onto the park—an ideal space to relax and enjoy the peaceful surroundings. Additional highlights include a double attached garage that is insulated, heated, and drywalled, as well as a storage shed. Residents of Chartwell Gardens enjoy access to a beautiful clubhouse, scenic pond, and a pet-friendly environment (with size restrictions), all within a centrally located community designed for active living. Monthly lot rent of \$779.14 includes water, sewer, garbage collection, snow removal, and yard maintenance, making this an exceptional low-maintenance lifestyle opportunity.