



**87 Park Meadows Lane SE  
Medicine Hat, Alberta**

**MLS # A2289297**



**\$435,000**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Greenbelt, Street Lighting, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 373
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

**FRESH PRICE CORRECTION** The perfectly maintained park like setting of this premium adult living community is that literal oasis in the prairies. Everything is kept green and pristine all summer long. Relaxing on your new to you back deck will truly be relaxing. The deer love to lounge around and enjoy the quiet as well. This home includes a fully finished oversized one car garage where you can easily store a car and a motorbike or have a workspace. Three generous bedrooms, a private three piece ensuite and two additional full bathrooms, one with a "walk-in-tub". The main floor has an abundance of closet and storage space to minimize the need for extra trips down stairs. A cozy living room and dining area flow nicely into the fully appointed kitchen. The basement is not a place you will want to avoid with its big windows and natural light. This home has the bonus of a walk out basement and lower patio area. The basement offers a third bedroom, a large living room with a gas fireplace, a full bathroom and a bonus room of sorts that can be used for storage or as a workspace. There is central vacuum. The kitchen appliances are stainless steel with a dishwasher. It has a 100 amp service. The furnace was fully serviced in November of 2025. The John Wood Commercial Grade water tank is under warranty until July 12/2029. The acrylic stucco is new. The roof is clay tile and will far out last any other roofing system in existence. The eaves troughs are new. All of the snow shoveling and lawn mowing is professionally dealt with. This is care free living.