



**246, 278 Park Meadows Drive SE  
Medicine Hat, Alberta**

**MLS # A2289917**



**\$270,000**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 603
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Recreation Facilities, Vinyl Windows		

**Inclusions:** Dishwasher, Dryer, Rangehood, Fridge, Stove, washer, deep freezer, natural gas bbq, window coverings

Welcome to carefree living in this sought-after 55+ condominium, ideally located in South Medicine Hat close to shopping, dining, medical services, and all the amenities you need! This bright, open-concept unit features a spacious primary bedroom with a walk-through closet leading to a private ensuite with a walk-in shower. There’s a second bedroom for guests or hobbies, plus a main washroom conveniently nearby. You’ll love the abundance of storage throughout—there are plenty of cupboards for all your essentials, and additional storage is included at your underground parking stall. Enjoy morning coffee or evening barbecues on your large balcony, complete with a gas line for your grill. The building itself is designed for an active, social lifestyle, offering a recreation centre, swimming pool, hot tub, exercise room, and an events centre—everything you need to stay engaged and connected. Your \$602.82 monthly condo fee covers lawn care, snow removal, all condo contributions, and every utility, so you can relax and enjoy maintenance-free living year-round. With underground parking, secure storage, and a welcoming community atmosphere, this is the perfect place to call home. Book your private tour today!