



**254 Park Meadows Drive SE  
Medicine Hat, Alberta**

**MLS # A2290982**



**\$579,000**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,645 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lig		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, picture above the stairs, window coverings, garage door opener & remotes (2)

Welcome to 254 Park Meadows Drive SE — a beautifully designed bungalow that offers comfort, convenience, and plenty of space for everyday living. This inviting home features a bright open-concept main floor where the kitchen, dining, and living room flow seamlessly together, creating the perfect space for entertaining or relaxing. The living room is highlighted by a cozy gas fireplace, adding warmth and charm to the heart of the home. The spacious primary bedroom provides a private retreat with a walk-in closet and 4-piece ensuite, while the main floor also includes a large office, another 4-piece bathroom, and the convenience of main floor laundry. Downstairs, the fully developed basement offers even more living space with two large bedrooms, 4 piece bathroom, a generous family room, and abundant storage, making it ideal for guests, family, or hobbies. Outside, you’ll appreciate the no-maintenance yard, giving you more time to relax and enjoy your home. There is also RV parking if desired, a rare and valuable feature. The large heated double garage includes a separate work area, perfect for a handyman, workshop, or hobby space. Located in a desirable neighbourhood, this well-maintained bungalow offers the perfect combination of functionality, space, and lifestyle.