



**415, 278 Park Meadows Drive SE  
Medicine Hat, Alberta**

**MLS # A2302789**



**\$234,900**

<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>	964 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Concrete Driveway, Drive Through, Garage Door Opener, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Street Lighting, Treed, Underground Sprinklers		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s)		

**Inclusions:** ALL ATTACHED FIXTURES, FRIDGE, STOVE, BUILT-IN DISHWASHER, WASHER, DRYER, CENTRAL-AIR, ALL WINDOW TREATMENTS, RI CENTRAL VAC RI, STOVE HOOD FAN(VENTED), CEILING FANS, GARAGE DOOR REMOTE, STORAGE LOCKER(ASSIGNED), PARKING STALL (ASSIGNED)

WELCOME TO 415 278 PARK MEADOWS DRIVE SE, A VBRY WARM AND INVITING HOME. A ONE BEDROOM + VERSATIL DEN (HOBBIE ROOM/OFFICE/GUEST SPACE)AND OPEN FLOOR PAN = PLENTY OF SPACE. THE HVAC UNIT (FURNACE AIR-CONDITIONER) OFFERS CENTRAL AIR AND HEAT THROUGHOUT FOR CUSTOM CLIMATE CONTROL THE COURT YARDS (55+) ARE HIGHLY SOUGHT AFTER. THE BUILDING IS DESIGNED RO SUPPORT AN ACTIVE LIFSTLE, FEATURING EXCEPTIONAL AMENITIES INCLUDING; A RECREATION CENTER, LIBRARY, GAMES ROOM, SWIMMINPOLL, WHIRLPOOL, FITNESS ROOM, GUEST SUITES WORKSHOP, CARWASH BAY AN DEVENTS CENTRE, EXTIOR COURT YARD TO ENJOY, VISITOR PARKIN, GEVERYTHING YOU NEED TO STAY CONNECTE AND ENGAGE, OR BE AS PRIVATE AS YOU WANT. THE PRESENT OWNERS HAVE DONE MANY UPGRADES WHILLIVING HERE. THE MONTHLY CONDO FEE OF \$552.65, COVERS LAWN CARE, SNOW REMOVAL, ALL UTILITIES (EXCEPT PHONE AND INTERNET) INTERIOR/EXTERIOR MAINTENANCE AND RESERVE FUNDS CONTRIBUTIONS, ALLOWING YOU TO TRULY RELAX AND ENJOY WORRY FREE YEAR-ROUND CONVEINCE. THE HEATED UNDERGROUND PARKING, SECURE STORAGE AND WELCOMING COMMUNITY, OFFERS THE PERFECT PLACE TO CALL HOME. THIS TOP LEVEL, HOME OFFERS BRIGHTNESS, INCLUDING HIGH CEILINGS, LARGE SKY LIGHT, A BALCONY TO HAVE YOUR TEA/COFFEE ON AND INCLUDES A VIEW TO THE SOUTH.LOCATED WITHIN MINUTES TO RESTUARANTS, COFFESHOPS, DOCTORS, PHARMACIES, SHOPPING AND SO MUCH MORE.MANY COSIDER THE COURTYARDS AS ONE OF

MEDICINE HATS PREMIER SENIOR CONDO COMPLEXES. I COULD GO ON BUT LET US LEAVE SOME SURPRISES. READY FOR YOUR NEW HOME, CALL FOR YOUR PRIVATE VIEWING.