



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

MLS # A2303365



\$425,000

Division:	Southview-Park Meadows		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Close to Clubhouse, Conservation, Cul-De-Sac, Environmental Reserve, Lake		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	See Remarks	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Stand Up Deep Freeze

These units don't come up very often so if the location and layout is what you might be looking for, wait no longer. This unit is immaculate with two bedrooms PLUS a den. Double attached heated garage, very private situated in the quiet cul-de-sac of "The Chartwells". There is nothing behind except a nice view of the lake, and the extensive walking paths. This unit is within easy walking distance to the beautiful clubhouse that is available to all that live in The Chartwell at very reasonable yearly fee of \$150. Inside the clubhouse is a beautiful fully equipped gym, pool tables, shuffle boards, dart stations, a nice setting for puzzles, lots of comfortable chairs for reading by the gorgeous fireplace. That's only on the one floor. The lower level has a beautiful dance floor, commercial kitchen and walkout to a BBQ area overlooking the walking paths, the square foot gardening plots and one of two large covered decks looking south for maximum sunlight. The Chartwells has been a favored by many since it was first developed. The community is respectful of each others privacy and opinions and seldom do we hear any criticisms of the owners who are owners of this great community. This is a stick built home, very easy to show with quick possession available.