

\$199,900 - 40, 1600 Strachan Road Se, Medicine Hat

MLS® #A2136403

\$199,900

3 Bedroom, 2.00 Bathroom, 1,285 sqft

Residential on 0.00 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to your new retirement haven in the serene Meadowlark Village! This charming home boasts a thoughtful floorplan designed for comfortable living, with a generous 1285 square feet of space.

Inside, you'll find three bedrooms perfect for hosting friends or family, plus a flex room that's currently set up as a dining space but could easily become your go-to spot for crafts, work, or watching your favorite shows.

The main bathroom has everything you need with a tub/shower combination, while the ensuite keeps things convenient and accessible with a walk-in shower.

The kitchen is the heart of the home, and this one is no exception. With plenty of counter space, cabinets galore, a newer fridge and stove, cooking up a storm is a breeze. Plus, there's a pantry with built-in shelves for all your snacks and goodies. Vaulted ceilings over the kitchen and living room add a touch of charm and add to the feeling of space.

For added convenience, a the laundry room boasts newer washer and dryer units, along with additional storage space to keep your essentials organized.

Step outside onto the spacious deck and take in the privacy and tranquility of the surrounding trees. It's the perfect spot for morning coffee or



summer barbecues.

And let's not forget the oversized single detached garage – plenty of space for your car and all your toys.

Ready to kick back and enjoy the good life in Meadowlark Village? This home's got everything you need and more. Come see it for yourself! Lot rent is \$726/month and includes water, sewer, garbage, landscape and snow removal. Meadowlark village is a pet-friendly 35+ community, centrally located near walking paths, shopping, medical offices, banks and more!

Built in 1999

Essential Information

MLS® #	A2136403
Price	\$199,900
Sold Price	\$190,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,285
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Sold

Community Information

Address	40, 1600 Strachan Road Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4M3

Amenities

Amenities	Clubhouse, Recreation Facility
Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Laminate Counters, Vaulted Ceilings
Appliances	Built-In Refrigerator, Dishwasher, Range Hood, Stove(s), Washer, Windows
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Other
Lot Description	Close to Clubhouse, Lawn, Pool, Tennis Courts, Level, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other



Additional Information

Date Listed	May 30th, 2024
Date Sold	June 13th, 2024
Days on Market	14
Zoning	R-MD
HOA Fees	726.00
HOA Fees Freq.	MON

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.