

\$390,000 - 130 Preston Avenue Ne, Medicine Hat

MLS® #A2146579

\$390,000

2 Bedroom, 4.00 Bathroom, 1,627 sqft

Residential on 0.00 Acres

Park View, Medicine Hat, Alberta

Welcome home to 130 Preston Ave, where this stunning two-story condo offers a perfect blend of luxury, comfort, and convenience. Nestled in a picturesque setting with breathtaking views, this spacious condo is designed for those seeking an active and vibrant lifestyle.

Step inside and be greeted by an inviting open-concept kitchen and living room, ideal for both relaxing and entertaining. The living room features a lovely fireplace and elegant wood floors, creating a warm and cozy ambiance. The kitchen, recently updated, boasts granite countertops, sleek white cabinets, a large pantry, beautiful light fixtures, and new window coverings. This level also includes a convenient laundry area, a half bath, and direct access to the attached garage.

Ascend to the upper level and discover a very large family room with stunning views of the river and walking paths. Spend hours admiring the natural beauty that surrounds you. This floor also features two generously-sized bedrooms, each with their own private full bathrooms, ensuring privacy and comfort for all. Additionally, there's a versatile den, perfect for a home office or hobby room.

The fully finished basement extends your living space with another large living room, perfect for movie nights or a cozy retreat. It also includes a full bath, a utility room, and plenty



of storage space to keep everything organized and tidy.

Situated within walking distance to Police Point, this home offers easy access to beautiful views and outdoor activities. Whether you enjoy walking, bird-watching, or simply soaking in the scenic beauty, this location is perfect for an active lifestyle.

Don't miss the opportunity to own this beautiful condo in the coveted Preston Point Adult Community. With its modern amenities, spacious layout, and serene surroundings, it's the perfect place to call home. Schedule your private showing today and experience the charm and elegance of this exceptional property!

Built in 2004

Essential Information

MLS® #	A2146579
Price	\$390,000
Sold Price	\$380,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,627
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	130 Preston Avenue Ne
Subdivision	Park View

City Medicine Hat
County Medicine Hat
Province Alberta
Postal Code T1C0E6

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached

Interior

Interior Features Ceiling Fan(s), Closet Organized
Appliances Dishwasher, Refrigerator, Stove
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full



Exterior

Exterior Features Other
Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Street Lighting
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed July 5th, 2024
Date Sold July 30th, 2024
Days on Market 25
Zoning R-MD
HOA Fees 0.00

Listing Details

Listing Office EXP REALTY

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