# \$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 Organi

Appliances Dishwasher, Refrigerator, Sto

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

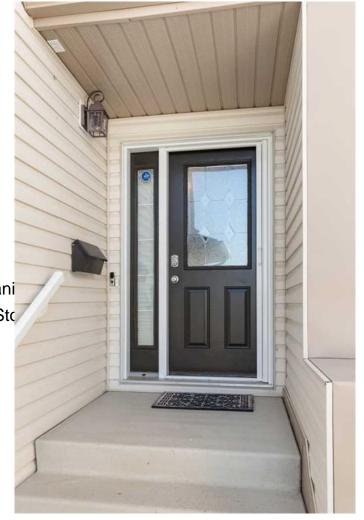
Days on Market 25

Zoning R-MD HOA Fees 0.00

## **Listing Details**

Listing Office EXP REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is



deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.