

\$349,900 - 140 Preston Avenue Ne, Medicine Hat

MLS® #A2154237

\$349,900

2 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.00 Acres

Park View, Medicine Hat, Alberta

Welcome to Preston Point Villas! This well-maintained 1,708 sq ft townhouse offers a prime location near scenic walking paths, stunning coulee views, Police Point Park, and the South Saskatchewan River. The spacious tiled foyer welcomes you into a cozy living room with a gas fireplace, alongside an attractive kitchen featuring maple cabinets, a center island, and corner pantry. The main floor includes a convenient 2-piece bathroom with an integrated laundry room. On the second level, you'll find a great bonus family room with vaulted ceiling, large windows and a wet bar, complete with a bar fridge. This level also includes a 4-piece bathroom and two bedrooms, including the primary suite with a walk-in closet and an ensuite featuring a jetted tub and glass corner shower. The basement is open and ready for future development with plumbing already roughed-in. The home includes an insulated and finished garage with direct entry into the home. Outside, a private deck is surrounded by mature trees, perfect for relaxing. Condo fees are \$335 per month; covering exterior insurance, grounds maintenance, snow removal, and reserve fund contributions. Preston Point Villas is an age-restricted community (25+), offering a peaceful, carefree lifestyle. These units are rare, so be sure to schedule a viewing today!

Built in 2006

Essential Information



MLS® #	A2154237
Price	\$349,900
Sold Price	\$345,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	140 Preston Avenue Ne
Subdivision	Park View
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0E6

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Full, Unfinished
Exterior	
Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 12th, 2024
Days on Market	10
Zoning	R-MD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY
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