

# \$558,500 - 242 Park Meadows Drive Se, Medicine Hat

MLS® #A2173591

**\$558,500**

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.14 Acres

Southview-Park Meadows, Medicine Hat, Alberta

LOCATION, LOCATION, LOCATION! A fantastic opportunity to own this well cared for 1506 sqft 3 bedroom (1+2+main floor den) 3 bath BUNGALOW that is close to shopping, banks, clinics, restaurants and so much more! Attached 25x26.6 garage is insulated and heated! Pride of ownership shows throughout the open concept boasting 10'™ ceilings and an easy flow throughout. The office/den is just off the main foyer that leads to the large kitchen with loads of cupboards, GRANITE COUNTERTOPS, wraparound breakfast bar, stainless steel appliances and a walk-in pantry! The dining area has lots of room for entertaining, and offers a built in area for china cabinet, and a door to the covered maintenance free deck. BONUS is the 3 sided fireplace that can be viewed from the dining area as well as the spacious living room. HUGE Primary Bedroom offers a large walk-in closet (5'™x10'™), and a 4 pc ensuite that includes a jetted tub, and a walk in shower. Completing this level is a 2pc powder room and a MAIN FLOOR LAUNDRY with lots of cabinets with countertop for folding and is also a great mudroom area. The basement is host to a HUGE family and rec room and sports a wet bar! There are 2 LARGE bedrooms, a 4 pc bath, as well as a good sized storage room. The peaceful and beautifully landscaped yard is complete with underground sprinklers, so you can sit back on the maintenance free covered deck, or the patio with paving stones



and just enjoy the privacy that the beautiful brick fence allows. Central vac is only 3 years old, and the "Acrylic Stucco" was done in 2016. Excellent value ! CALL TODAY!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2173591    |
| Price          | \$558,500   |
| Sold Price     | \$532,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,506       |
| Acres          | 0.14        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 242 Park Meadows Drive Se |
| Subdivision | Southview-Park Meadows    |
| City        | Medicine Hat              |
| County      | Medicine Hat              |
| Province    | Alberta                   |
| Postal Code | T1B4C4                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Central Vacuum, Jetted Tub, No Smoking Home, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window                                      |

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
|                 | Coverings, Central Air Conditioner, Bar Fridge, Garburator, Microwave Hood Fan, Water Softener |
| Heating         | Forced Air, Natural Gas                                                                        |
| Cooling         | Central Air                                                                                    |
| Fireplace       | Yes                                                                                            |
| # of Fireplaces | 2                                                                                              |
| Fireplaces      | Gas, Living Room                                                                               |
| Has Basement    | Yes                                                                                            |
| Basement        | Finished, Full                                                                                 |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Other, BBQ gas line, Private Yard                          |
| Lot Description   | Back Lane, Landscaped, See Remarks, Underground Sprinklers |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stucco                                                     |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2024 |
| Date Sold      | November 8th, 2024 |
| Days on Market | 17                 |
| Zoning         | R-LD               |
| HOA Fees       | 0.00               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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