

\$475,000 - 51 Park Meadows Lane Se, Medicine Hat

MLS® #A2176104

\$475,000

3 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.16 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Welcome home to this charming half duplex in the heart of Park Meadows Estates! Nestled against a stunning park, this lovely residence features a walk-out basement that enhances its appeal. Step inside to a welcoming entryway complete with a coat closet and beautiful oak built-in shelving. To your right, the spacious primary bedroom offers double closets and a 3-piece ensuite for added convenience. The kitchen boasts newer stainless steel appliances, a sleek granite countertop, and plenty of cabinet space, perfect for your culinary adventures. The open-concept dining and living areas are adorned with well-maintained hardwood flooring and large windows that fill the space with natural light. Enjoy cozy evenings in the living room, which features custom shelving and an electric fireplace. Step outside from the dining room onto the oversized deck—partially covered—where you can soak in the picturesque park views.

The main level also includes a convenient laundry room, a 4-piece main bathroom, and another cozy bedroom equipped with a built-in office desk and closet. Stylish window coverings throughout add a touch of elegance. Venture downstairs to find a spacious family room, more built-in shelving, and a gas fireplace, along with doors leading to a lower patio area that features a raised garden bed and continued park views. The lower level also



houses a utility room, a generous workshop, a third bedroom, and another full bathroom. Park Meadows Estates is a sought-after 55+ community that's pet-friendly with some restrictions, and with the condo fee covering landscaping and snow removal, you can truly enjoy maintenance-free living. Embrace retirement in style in this delightful home!

Built in 1993

Essential Information

MLS® #	A2176104
Price	\$475,000
Sold Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,388
Acres	0.16
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	51 Park Meadows Lane Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4E3

Amenities

Amenities	Clubhouse, Community Gardens, Park, Recreation Facilities, Snow Removal, Trash
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan, High Ceilings, Storage, Woodwork
Appliances	Central Air Conditioner, Microwave Hood Fan, Range
Coverings	
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Electric
Has Basement	Yes
Basement	Full, Walk-Out



Exterior

Exterior Features	Other
Lot Description	Corner Lot, Lawn, Landscaped, Backs on to Park/Green Space, Close to Clubhouse, Garden, Irregular Lot, Street Lighting, Views
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2024
Date Sold	November 22nd, 2024
Days on Market	20
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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