

# **\$468,800 - 9 Park Meadows Drive Se, Medicine Hat**

MLS® #A2225022

**\$468,800**

4 Bedroom, 3.00 Bathroom, 1,540 sqft

Residential on 0.15 Acres

Southview-Park Meadows, Medicine Hat, Alberta

LOCATION, LOCATION! A fantastic opportunity to own this well cared for 1540 sqft 4bedroom (2+2) 3 bath BUNGALOW that is close to shopping, parks, banks, clinics, restaurants and so much more! The ATTACHED 24x24 GARAGE is insulated and has a brand new garage door opener 2025. Main floor has a spacious living room with a large bay window plus two more windows for tons of natural light -it is currently a formal dining area with lots of room for entertaining, as there is also a family room with a gas fireplace on this level! The very large kitchen has TONS of cupboards, pantry, counter top space, island and dining area! Just off the kitchen is the door to the covered deck. There is also 2 good sized bedrooms, the primary has 2 closets, and a 3 pc ensuite. The 4 pc main bath with JETTED TUB, and the MAIN FLOOR LAUNDRY complete this level. Downstairs is another family room, 2 more spacious bedrooms, TONS OF STORAGE, and a 3 pc bathroom. UPDATES INCLUDE: Some newer PVC windows, Shingles approx. 12-13 years old, HWT in 2019. The lovely landscaped yard is fully fenced with maintenance free fencing, and is easy care to care for with underground sprinklers. There are 2 storage sheds and the option for RV parking, as there is a spot for it with a gate that opens. This is a wonderful home, in a perfect location, so CALL TODAY!



Built in 1994

## Essential Information

MLS® #	A2225022
Price	\$468,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,540
Acres	0.15
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9 Park Meadows Drive Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4C3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Off Street, Concrete Driveway, Garage Faces Front, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Jetted Tub, No Smoking Home, Central Vacuum, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Irregular Lot, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	44
Zoning	R-LD

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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