

# \$489,900 - 155 Park Meadows Lane Se, Medicine Hat

MLS® #A2204538

**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,327 sqft

Residential on 0.13 Acres

Southview-Park Meadows, Medicine Hat, Alberta

This charming 1,327 square foot half duplex in Park Meadows Estates offers a tranquil setting with a stunning view of the park and fountain, making it the perfect retreat for those seeking both comfort and serenity. This well-maintained, one-owner bungalow is ready for a new chapter. As you enter, you're welcomed by a spacious entryway, a convenient coat closet, and direct access to the 20x22 attached garage. The open-concept kitchen, living, and dining areas provide a bright and airy space, with large windows that lead to a deck overlooking the picturesque park. The main level also features a generously sized master bedroom with a walk-in closet, as well as a beautiful ensuite with a double-sink vanity, jetted tub, and a walk-in shower. Additionally, there is a second bedroom and a 2-piece bathroom that cleverly doubles as a laundry room.

The fully finished lower level offers even more space to enjoy, with a large family room complete with a cozy gas fireplace and a walk-out to a private patio, perfect for taking in the peaceful views. This floor also includes another spacious bedroom, a 4-piece bathroom, and a wet bar, ideal for entertaining. Completing the lower level are a storage room and a utility room. Condo fees are \$392.77 per month, and residents of Park Meadows Estates enjoy the peace of mind of living in a pet-friendly (with restrictions) 55+ community.



Don't miss the chance to call this beautiful home yours!

Built in 1996

### Essential Information

MLS® #	A2204538
Price	\$489,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,327
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	155 Park Meadows Lane Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4E3

### Amenities

Amenities	Clubhouse, Community Gardens, Parking, Party Room, Picnic Area, Snow Removal, RV/Boat Storage
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Storage
Appliances	Dishwasher, Garage Control(s), Garburator, Range Hood, Refrigerator,

	Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony, Other
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	29
Zoning	R-LD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
----------------	-----------------------

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.