

# **\$399,900 - 128 Preston Avenue Ne, Medicine Hat**

MLS® #A2206273

**\$399,900**

2 Bedroom, 5.00 Bathroom, 1,710 sqft

Residential on 0.00 Acres

Park View, Medicine Hat, Alberta

Welcome to Preston Point Villas! This well-maintained 1,710 sq ft townhouse offers a prime location near scenic walking paths, stunning coulee views, Police Point Park, and the South Saskatchewan River. This CORNER UNIT welcomes you into the living room with a gas fireplace, alongside an attractive updated kitchen with quartz countertops, and full stainless appliance package. 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 with a captivating view of the coulees. This level also includes a 4-piece bathroom and two bedrooms, including the primary suite with a walk-in closet and an ensuite featuring an updated tiled shower and an office finished the 2nd level. The basement is fully developed with a family room, wet bar and a 4th washroom. The home includes a finished/heated attached garage with direct entry into the home. Outside, enjoy a private deck and low maintenance living! Condo fees are \$375 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. This fully finished 2 story Parkview townhouse is completed with updated hardwood flooring, fresh paint and baseboards making it an ideal place to call home.



Built in 2004

## Essential Information

MLS® #	A2206273
Price	\$399,900
Bedrooms	2
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,710
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Townhouse
Status	Active

## Community Information

Address	128 Preston Avenue Ne
Subdivision	Park View
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C0E6

## Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Mantle, Insert
Has Basement	Yes
Basement	Finished, Full

### Exterior

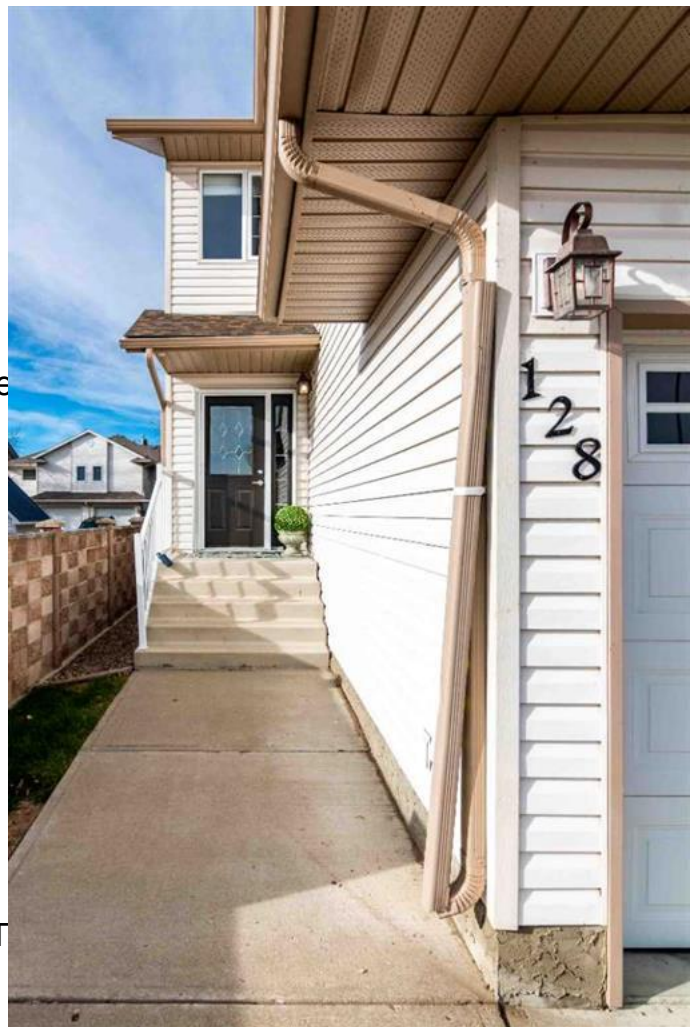
Exterior Features	None
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	26
Zoning	R-MD

### Listing Details

Listing Office	RE/MAX MEDALTA REAL EST
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