

**219, 278 Park Meadows Drive
Medicine Hat, Alberta**

MLS # A2279733



\$299,900

Division:	Southview-Park Meadows	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	1,446 sq.ft.	Age: 1996 (30 yrs old)
Beds:	2	Baths: 2
Garage:	Garage Door Opener, Heated Garage, Underground	
Lot Size:	-	
Lot Feat:	-	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 761
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Central Vac with Attachments, Garage Door Remote, 2 Combined Furnace & Central Air Conditioning Units,

If you're considering a move to an adult condo complex but need more space than the average unit offers, this warm and welcoming home in Building A of The Courtyards deserves your attention. As a spacious corner unit with over 1,400 square feet and an impressive oversized west-facing balcony, it offers ample room in every living area—ideal for large family gatherings or extra furnishings—and is filled with natural light and features high ceilings throughout. Upon entering, you'll find a large foyer leading to a centrally located kitchen, dining room on the left, living room on the right, and two bedrooms. The master suite includes a massive walk-in closet and a five-piece ensuite with both a tub and separate shower. This well-maintained residence has seen significant updates in the past year, including brand-new carpeting and vinyl plank flooring, fresh paint throughout, 2 new higher comfort style toilets, and new washer, dryer, and dishwasher. The functional layout ensures comfort, with plenty of kitchen cabinetry for storage and space for a large dining table perfect for entertaining, and in-suite laundry room. The second bedroom provides flexibility as a guest room or home office. One parking stall and storage are included in the underground heated parking garage, which is conveniently situated adjacent to the stairwell that leads right to your unit. For climate comfort, the unit is equipped with two combined furnace and air conditioning systems. Condo fees for Unit 219 are \$761 per month, covering all utilities. Residents of The Courtyards enjoy a variety of amenities, including: • Heated indoor pool and hot tub • Heated underground parking stall and secured storage room • Games room • Fitness centre • Meeting rooms • Guest suites • 2 Wash Bays • Workshop • Visitor parking. The Courtyards is

renowned as one of Medicine Hat's premier senior condo complexes, offering a vibrant community atmosphere. Its convenient location puts restaurants, coffee shops, medical facilities, pharmacies, and more within walking distance. Book your viewing today!