

30, 459 Carry Drive SE  
Medicine Hat, Alberta

MLS # A2283520



**\$323,500**

**Division:** Southview-Park Meadows

**Type:** Residential/Duplex

**Style:** Attached-Up/Down, Bungalow

**Size:** 1,128 sq.ft. **Age:** 1987 (39 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Single Garage Attached

**Lot Size:** -

**Lot Feat:** Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Interior Lot,

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 275

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-LD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum

**Inclusions:** C/A, fridge, stove, B/I dishwasher, microwave, stackable washer/dryer, black freezer in storage room, garage door opener & 1 remote, window coverings and blinds, TV wall mount in primary bedroom, all storage room shelving, central vac & attachments, garburator rough in.

Location location!! Come see this lovely garden home in the sought after 50+ HORIZON VILLAGE COMMUNITY, that backs on to a beautifully treed green space and is PET FRIENDLY (some restrictions do apply) This 2+1 bedroom, 2 bath home is close to walking paths and shopping and also comes with a community clubhouse that has beautiful coulee views! The main floor is host to new vinyl plank flooring in the front entry,kitchen, living room,dining room and hallway. The kitchen has a pantry with pullouts, new sink and tap,freshly painted cabinets and new counter tops! Leading off the new patio doors is the south facing yard with maintenance free covered deck and a gasline to the BBQ! Sit back and relax and watch the deer as you overlook the beautifully treed greenspace behind you! Completing the main floor are 2 bedrooms, a 4 PCE bath with a Jack & Jill door, PLUS MAIN FLOOR LAUNDRY with new stackable washer/dryer. The lower level is host to a family room with a gas fireplace, 3rd bedroom a large 4 PCE bath and STORAGE GALORE!! Furnace was replaced Jan. 2020. If you're looking for that quiet community garden home that you can turn a key and move in, then this one is for you ! Call today!