

**37 Chartwell Place SE
Medicine Hat, Alberta**

MLS # A2286450



\$419,900

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,183 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Garden home with park view in Chartwell Gardens—Medicine Hat’s premier maintenance-free 45+ community! This charming 1,183 sq. ft. home offers the perfect opportunity to downsize and simplify while enjoying a vibrant, welcoming neighbourhood in a beautiful, quiet setting. Inside, the thoughtfully designed layout features two spacious bedrooms plus a versatile den, along with two full bathrooms, including a private ensuite with a walk-in shower. The kitchen is both stylish and functional, showcasing a large eat-in island, stainless steel appliance package, walk-in pantry, attractive Tuscan-style cabinetry, and a stunning tiled backsplash. The dining area leads to a lovely, fenced patio backing directly onto the park—an ideal space to relax and enjoy the peaceful surroundings. Additional highlights include a double attached garage that is insulated, heated, and drywalled, as well as a storage shed. Residents of Chartwell Gardens enjoy access to a beautiful clubhouse, scenic pond, and a pet-friendly environment (with size restrictions), all within a centrally located community designed for active living. Monthly lot rent of \$779.14 includes water, sewer, garbage collection, snow removal, and yard maintenance, making this an exceptional low-maintenance lifestyle opportunity.