



**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.