

93, 1600 Strachan Road SE  
Medicine Hat, Alberta

MLS # A2229277



**\$269,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Gazebo

Welcome to this beautifully maintained and thoughtfully updated bungalow in Meadowlark Village, a desirable 35+ adult living community that is pet-friendly (with restrictions). Offering the perfect blend of comfort and convenience, this spacious 1525 square foot home is ideal for those looking to downsize without compromising on living space or storage. The welcoming floorplan features a private, fenced front patio with attractive landscaping. Stepping inside, there is a generous entryway with ample coat storage. Just off the entry, you'll find a versatile den with elegant French doors and a well-sized second bedroom with its own walk-in closet, situated near a 3-piece bathroom with a walk-in shower. The heart of the home is the sunken living room, offering abundant space for furniture and entertaining. The adjacent kitchen is a chef's dream, with extensive cabinetry, generous countertop space, a large pantry, full appliance package, and a functional island, opening onto a bright dining area. A spacious laundry room is just outside the primary bedroom, which features a 4-piece ensuite and a large walk-in closet. Additional highlights include a high-efficiency furnace, newer shingles, and a 22' x 22' attached garage. The lot rent of \$746.55/month includes landscaping, snow removal, water, sewer, and garbage pickup—making for easy, low-maintenance living.