

# \$287,500 - 59 Timothy Way Se, Medicine Hat

MLS® #A2200586

## \$287,500

2 Bedroom, 2.00 Bathroom, 1,260 sqft

Residential on 0.17 Acres

Southland, Medicine Hat, Alberta

A beautiful 1291 sq ft Encore 2 bedroom bungalow in an age restricted 55 plus retirement community is just waiting for you. This warm and welcoming home has many features that include a three piece ensuite, lovely island kitchen with patio doors to a maintenance free deck with a large natural gas barbeque, open floorplan, living room has beautiful bay window and cathedral ceilings, built in display cabinets, work efficient kitchen with breakfast bar and newer appliances. Everything is on one level including the main floor laundry. You have a double attached garage and plenty of parking. This quiet peaceful maintenance free community offers a wonderful setting that still affords you privacy. Located close to shopping, walking paths and YMCA. HOA fees 629.00 per month. This includes snow removal and lawn maintenance. utilities approximately 250.00-300.00 per month. Call your favorite Agent today to view.

Built in 2012

## Essential Information

MLS® #	A2200586
Price	\$287,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.17



Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	59 Timothy Way Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0M7

### Amenities

Amenities	Snow Removal, Clubhouse
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Front Drive, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Convection Oven, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Barbecue
Lot Description	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Treed, Underground Sprinklers, Greenbelt, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood, Other

**Additional Information**

Date Listed	March 8th, 2025
Days on Market	4
Zoning	R-LD
HOA Fees	629
HOA Fees Freq.	MON

**Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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