

# **\$399,900 - 128 Preston Avenue Ne, Medicine Hat**

MLS® #A2236411

**\$399,900**

2 Bedroom, 4.00 Bathroom, 1,710 sqft

Residential on 0.00 Acres

Park View, Medicine Hat, Alberta

Welcome to Preston Point Villas! This well-maintained 1,710 sq ft townhouse offers a prime location near scenic walking paths, stunning coulee views, Police Point Park, and the South Saskatchewan River. This CORNER UNIT welcomes you into the living room with a gas fireplace, alongside an attractive updated kitchen with quartz countertops, and full stainless appliance package. The main floor includes a convenient 2-piece bathroom with an integrated laundry room. On the second level, you'll find a great bonus family room with vaulted ceiling, large windows with a captivating view of the coulees. This level also includes a 4-piece bathroom and two bedrooms, including the primary suite with a walk-in closet and an ensuite featuring an updated tiled shower and an office finished the 2nd level. The basement is fully developed with a family room, wet bar and a 4th washroom. The home includes a finished/heated attached garage with direct entry into the home. Outside, enjoy a private deck and low maintenance living! Condo fees are \$375 per month; covering exterior insurance, grounds maintenance, snow removal, and reserve fund contributions. Preston Point Villas is an age-restricted community (25+), offering a peaceful, carefree lifestyle. This fully finished 2 story Parkview townhouse is completed with updated hardwood flooring, fresh paint and baseboards making it an ideal place to call home.



Built in 2004

## Essential Information

MLS® #	A2236411
Price	\$399,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,710
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Townhouse
Status	Active

## Community Information

Address	128 Preston Avenue Ne
Subdivision	Park View
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C0E6

## Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Insert, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

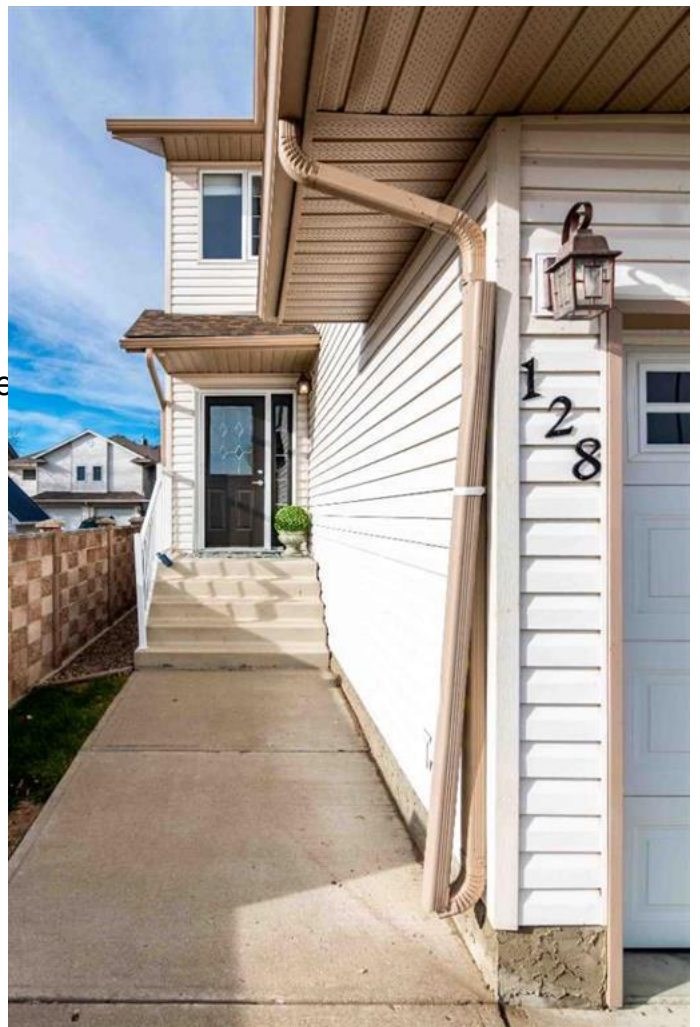
Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	13
Zoning	R-MD
HOA Fees	375
HOA Fees Freq.	MON

### Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
----------------	----------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.