

\$599,000 - 246 Carry Drive Se, Medicine Hat

MLS® #A2213842

\$599,000

4 Bedroom, 4.00 Bathroom, 2,482 sqft

Residential on 0.15 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Step inside this splendid 4-bedroom family residence and experience the epitome of spacious living in a tranquil neighbourhood, perfect for those in need of a generously sized home. Boasting an impressive 2482 square feet over two storeys, this home is tailor-made for a bustling family life or those who simply crave room to breathe.

The upper floor presents a vast primary bedroom, complete with a full ensuite, ensuring a private retreat for the heads of the household. Accompanying this are three additional large bedrooms, offering ample space for family, guests or a home office, and a full bath to cater for busy mornings.

At the heart of the main floor lies a well-appointed kitchen featuring a full appliance package, where culinary exploits await. Flowing seamlessly from the kitchen is a massive dining/living room, anchored by a beautiful wood-burning fireplace, perfect for creating a warm and inviting atmosphere. A huge secondary living space provides flexibility for use as a playroom, formal dining room or whatever your heart desires. Additionally, a tastefully updated half bath adds a touch of convenience.

Venture downstairs and discover an office space, a laundry room equipped with new appliances and a central vacuum system. The



games area, inclusive of a shuffleboard table with additional space for a pool table, promises endless entertainment. For more serene moments, the massive family room with another wood-burning fireplace provides a cozy setting for family gatherings.

Outside, the new deck is an idyllic spot for summer evening relaxation, while the double-car garage and extensive parking space cater to all your vehicular needs. This home is not just a dwelling, but a haven for making lasting memories.

Built in 1976

Essential Information

MLS® #	A2213842
Price	\$599,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,482
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	246 Carry Drive Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1N5

Amenities

Utilities	Cable Available, Natural Gas, Water, Sewer, Internet Collection, Sewer Connected
Parking Spaces	4
Parking	Concrete Driveway, Double Garage, Heated Garage, Off Street, Paved
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Built-In Oven, Central Air Conditioning, Dishwasher, Microwave, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Living Room
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Lawn
Roof	Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2025
Days on Market	11
Zoning	R-LD

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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