

# \$384,500 - 136 Preston Avenue Ne, Medicine Hat

MLS® #A2249109

**\$384,500**

2 Bedroom, 4.00 Bathroom, 1,582 sqft

Residential on 0.00 Acres

Park View, Medicine Hat, Alberta

Welcome to Preston Pointe Villas! This beautifully maintained condo is in excellent condition and located in a quiet, well-kept 25+ community. It offers a spacious, functional layout. The main floor features an open-concept kitchen, dining, and living area—perfect for everyday living and entertaining. Enjoy beautiful granite countertops, a full appliance package with a gas stove, a convenient 2-piece bathroom with laundry, and direct access to the attached garage. Off of the dining room you can access your covered back deck. Up a few steps, you’ll find a cozy family room with a wet bar—an ideal space to unwind or entertain. The upper level also includes a large secondary bedroom, a full bathroom, and a stunning primary suite with a walk-in closet and a luxurious ensuite featuring a jetted tub and separate shower. The fully finished basement offers a massive rec room with the potential to add a third bedroom, along with another full bathroom. This home has been meticulously cared for—pride of ownership is evident throughout!

Built in 2006

## Essential Information

MLS® #                    A2249109

Price                      \$384,500

Bedrooms                2



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,582
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	136 Preston Avenue Ne
Subdivision	Park View
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C0E6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Granite Counters, Jetted Tub, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
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Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-MD
HOA Fees	375
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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