



71 Timothy Way SE, Medicine Hat, Alberta - \$295,000



Main Photo

Property Description

Welcome to this beautifully maintained bungalow in the sought-after 35+ community of Encore! From the moment you arrive, you'll love the glass-enclosed porch—perfect for enjoying summer evenings or morning coffee, free from wind and pesky bugs.

Inside, the open-concept kitchen, dining, and living room are bright and airy, highlighted by a vaulted ceiling and abundant natural light. The kitchen features ample counter space, a stylish backsplash, and a corner pantry with built-in shelving. A cozy den off the living room makes a perfect office or hobby space.

Down the hall, you'll find two spacious bedrooms. The primary suite boasts a walk-in closet, a 3-piece ensuite with a walk-in shower, plus an additional large closet. The main bathroom is designed for comfort with an air-jet walk-in tub. A generous laundry room offers even more storage, complete with shelving, a closet, and an exterior door.

Outside, enjoy the convenience of a 22x22 heated detached garage (new garage door coming soon!). Lot rent is \$629/month, covering landscaping and snow removal for truly low-maintenance living.

Encore is a pet-friendly community offering independence with peace of mind. Don't miss your chance to own this immaculate home—book your showing today!

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