

# \$295,000 - 71 Timothy Way Se, Medicine Hat

MLS® #A2254838

**\$295,000**

2 Bedroom, 2.00 Bathroom, 1,324 sqft  
Residential on 0.13 Acres

Southland, Medicine Hat, Alberta

Welcome to this beautifully maintained bungalow in the sought-after 35+ community of Encore! From the moment you arrive, youâ€™ll love the glass-enclosed porchâ€”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, youâ€™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. Donâ€™t miss your chance to own this immaculate



homeâ€™book your showing today!

Built in 2010

### Essential Information

MLS® #	A2254838
Price	\$295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,324
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	71 Timothy Way Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0M7

### Amenities

Amenities	Clubhouse, RV/Boat Storage, Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Basement	None

## **Exterior**

Exterior Features	Other
Lot Description	Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

## **Additional Information**

Date Listed	September 6th, 2025
Days on Market	2
Zoning	R-LD
HOA Fees	629
HOA Fees Freq.	MON

## **Listing Details**

Listing Office	SOURCE 1 REALTY CORP.
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