

# \$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 | 13                  |
| Zoning         | R-LD                |
| HOA Fees       | 629                 |
| HOA Fees Freq. | MON                 |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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