

\$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	12
Zoning	R-LD
HOA Fees	629
HOA Fees Freq.	MON

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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