

# \$649,900 - 11 MEADOW PARK Drive

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## Listing ID: 40589400

**\$649,900**

3 Bedrooms, 2 Bathrooms, 1640

Single Family

11 MEADOW PARK Drive, Huntsville,  
Ontario, P1H1G2

Welcome home to 11 Meadow Park Drive! Charming 3-bedroom, 2-bathroom side-split offers approx. 1,640 sq ft of living space. Designed to accommodate a variety of lifestyles. Step inside & be greeted by a spacious foyer/mudroom/laundry area, blending practicality with style. The main floor boasts an inviting open concept layout, featuring an updated kitchen/dining/living area that is perfect for entertaining or simply unwinding after a long day. The kitchen is a chef's dream, complete with a large island, gas stove & plenty of cupboards & counter space, making meal prep a breeze. Ascend a few steps to discover the cozy bedroom level, comprising 3 well-appointed bedrooms & a handy 5-piece bathroom. Retreat downstairs to the expansive family room, where a natural gas fireplace beckons you to relax & unwind. A convenient 3-piece bathroom with a walk-in shower adds to this welcoming space. Additional potential awaits in the unfinished basement area, offering numerous possibilities for customization to suit your needs & preferences. Enjoy the rear yard from the comfort of your back deck, perfect for summer barbecues or quiet mornings with a cup of coffee. Located in a desirable neighbourhood with access to a park,

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playground & tennis/pickleball courts, this home offers the convenience of in-town living. Take advantage of easy walking distance to downtown Huntsville, as well as nearby amenities such as shopping, recreational & healthcare facilities.

Improvements in the past several years include a forced air gas furnace (2016), hot water tank (2016), central air conditioner (2016), gas fireplace (2013), gas stove & dishwasher (2022), 25 yr shingles & ice/water shield (2009), TREX composite deck (2017), patio door (2017) & more, ensure peace of mind and modern comfort for years to come. Don't miss out on the opportunity to make this meticulously maintained home your own. Schedule a viewing today & experience comfortable, convenient living in the heart of Huntsville!  
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