



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

138, 2800 13 Avenue SE
Medicine Hat, Alberta

MLS # A2226937



\$265,000

Division:	Connaught		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	853 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	MU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Norwood Grande, a highly desirable 55+ community offering quiet, maintenance-free living in a well-managed, pet-free building. This bright and spacious suite features two generous bedrooms and two full bathrooms, including a 3-piece ensuite with a walk-in shower and a walk-in closet in the primary bedroom. The open-concept layout is perfect for entertaining, with a seamless flow between the kitchen, dining, and living areas. The kitchen is beautifully updated with new quartz countertops, a breakfast bar, and a 4-piece stainless steel appliance package including an induction range. Enjoy the modern vinyl plank flooring and new blinds throughout the suite. Step outside to a lovely private deck, ideal for relaxing and enjoying the outdoors. Additional features include titled underground parking, secure underground storage, and condo fees of \$514.30 per month. Don't miss this opportunity to enjoy comfort and convenience in a vibrant, age-restricted community.