



**GRASSROOTS**  
REALTY GROUP

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6, 902 Dominion Street SE  
Medicine Hat, Alberta

MLS # A2235447



**\$129,900**

Division:	River Flats		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	528 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 240
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	C-N
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, ac unit, window coverings

This cozy and unique studio-style condo is filled with bright, natural light that welcomes you the moment you step inside. Featuring a private entry, the thoughtfully designed floor plan includes one bedroom, a full 4-piece bathroom, a spacious living room, and a functional kitchen with an eating area. The balcony, located just off the kitchen, offers a quiet and peaceful spot to enjoy your morning coffee or unwind after a long day. Whether you're a first-time homebuyer or an investor looking for a solid revenue property, this unit is a fantastic opportunity. Conveniently located near schools, shopping, transit, and more — this space truly has all the essentials in a comfortable and charming package.