



GRASSROOTS
REALTY GROUP

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**5, 407 Macleod Trail SE
Medicine Hat, Alberta**

MLS # A2238399



\$224,900

Division:	SE Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,170 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Cork, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	MU-D
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave, hood fan, washer & dryer with pedestals, window coverings, central air unit

Welcome to Unit #5 at 407 Macleod Trail SE – a bright and inviting condo that offers comfort, convenience, and character. Upon entry, you're greeted by soaring ceilings and an abundance of natural light streaming through the large front window, which perfectly frames a picturesque view of downtown Medicine Hat. The high ceilings add an airy, open feel that makes this condo truly feel like a home. This 2-bedroom, 1.5-bathroom residence features a functional layout with a spacious living area, a cozy and efficient kitchen, and a private balcony—ideal for enjoying the cityscape or a peaceful evening outdoors. Additionally, you'll find two well-sized bedrooms with the primary boasting an en-suite and another 4 piece bathroom for guests. Located in a well-managed complex with assigned parking, this home is just minutes from parks, schools, shopping, and public transit. Whether you're a first-time buyer, investor, or someone seeking a low-maintenance lifestyle in a central location, this property offers excellent value and undeniable charm.