



**GRASSROOTS**  
REALTY GROUP

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**225, 3090 15 Avenue SE  
Medicine Hat, Alberta**

**MLS # A2239639**



**\$199,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crestwood-Norwood                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,105 sq.ft.                       | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                    |                   |        |
|--------------------|--------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                  | <b>Condo Fee:</b> | \$ 582 |
| <b>Basement:</b>   | -                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco      | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | -                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks        |                   |        |

**Inclusions:** Wall air unit, Seperate Hot Water Tank, Window Coverings, (Wall air unit in bedroom is NOT working)

Step into easy living with this bright and spacious corner unit—a rare find with a generously sized enclosed balcony, perfect for soaking up the sunshine year-round. Inside, you’ll find a thoughtfully designed layout featuring two comfortable bedrooms, including a primary suite with double closets and a convenient walk-in shower ensuite. A full four-piece main bath, window A/C, four ceiling fans, and your own hot water tank add comfort and peace of mind. Large windows throughout the unit invite plenty of natural light and fresh air, creating a welcoming and airy atmosphere. You’ll also love the amenities this well-managed building has to offer: secure underground parking, storage unit, fitness centre, guest suites, and vibrant community rooms for social gatherings or quiet relaxation. Conveniently located just steps from all major shopping, dining, and everyday amenities—this home truly has it all. Don't miss your chance to enjoy carefree condo living—call your favourite agent today to book a private showing!