



**GRASSROOTS**  
REALTY GROUP

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**29 Link Court SW  
Medicine Hat, Alberta**

**MLS # A2239995**



**\$199,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	618 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 212
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this bright and modern 2-bedroom, 1.5-bathroom condo located in the SW Hill neighborhood. With stylish updates and thoughtful upgrades already completed, this home is ideal for first-time buyers, investors, or anyone looking for low-maintenance living in a prime location. Step inside to find an updated kitchen (with new flooring) that blends style and function perfectly. The kitchen area leads out to your brand new private balcony, offering the perfect space to relax outside. Enjoy peace of mind with a hot water tank that's just 2 years old, a brand new furnace, a new electrical panel, and several items flagged in a previous inspection that have already been professionally addressed—making this home truly move-in ready. You'll also appreciate the convenience of an assigned parking stall plus visitor parking, and a bus stop right outside the unit makes transit simple and accessible. Situated close to the river, downtown Medicine Hat, the hospital, and walking trails, this location combines lifestyle and convenience. Don't miss this turnkey opportunity in one of Medicine Hat's most established neighborhoods—book your showing today! (18+ age requirement)