



**GRASSROOTS**  
REALTY GROUP

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**166 Somerset Lane SE  
Medicine Hat, Alberta**

**MLS # A2244909**



**\$229,900**

|                  |                          |               |                   |
|------------------|--------------------------|---------------|-------------------|
| <b>Division:</b> | Southland                |               |                   |
| <b>Type:</b>     | Residential/Five Plus    |               |                   |
| <b>Style:</b>    | 2 Storey                 |               |                   |
| <b>Size:</b>     | 1,173 sq.ft.             | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                        | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Outside, Stall |               |                   |
| <b>Lot Size:</b> | -                        |               |                   |
| <b>Lot Feat:</b> | See Remarks              |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 348 |
| <b>Basement:</b>   | None             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding     | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks      |                   |        |

**Inclusions:** Washer, Dryer, Dishwasher, Built in Microwave, Fridge, Stove

Tucked into the heart of the desirable Southlands community, this updated 3-bedroom, 1.5-bath townhouse offers the perfect blend of comfort, convenience, and low-maintenance living. Townhomes in this area don't come up often—and it's easy to see why. You're just steps from walking trails, parks, and shops. Inside, the home has been thoughtfully refreshed with new carpet and fresh paint throughout, giving the space a clean and modern feel. The main floor offers a bright, open living and dining area, while the functional kitchen features newer stainless steel appliances and plenty of cabinet space for storage. Both bathrooms have been updated with new toilets, and the deck flooring has also been replaced—ready for you to enjoy the summer sun. The hot water tank was just replaced in 2024, and the home includes two outdoor parking stalls for your convenience. With condo fees of \$348.34/month that cover exterior maintenance, snow removal, garbage, heat, water and reserve fund contributions, this is truly a worry-free home whether you're buying your first place, downsizing, or investing. Affordable, updated, and located in one of Medicine Hat's most convenient neighborhoods—this is one you don't want to miss.