



GRASSROOTS
REALTY GROUP

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**153 Washington Way SE
Medicine Hat, Alberta**

MLS # A2245414



\$235,000

Division:	River Flats		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,398 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings

This beautifully maintained two story condo offers the perfect blend of comfort, convenience, and smart design. There's two spacious bedrooms, THREE bathrooms, and a bright, airy layout, this home is ideal for anyone looking for low-maintenance living in a well-kept space. Step inside to a beautiful kitchen and dining area and a large living room on the main floor, perfect for entertaining or relaxing — along with a convenient main floor bathroom. Upstairs, you'll find two generously sized bedrooms, each with its own private ensuite and walk in closet, offering privacy and functionality. The upstairs laundry makes everyday living even more convenient.