



GRASSROOTS
REALTY GROUP

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**37, 298 Somerset Way SE
Medicine Hat, Alberta**

MLS # A2245696



\$219,900

Division:	SE Southridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,113 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	None	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Microwave, Range Hood, Oven, Washer/Dryer, Central A/C, Window Coverings

Welcome to The Lexington - Where Style Meets Convenience! Don't miss your chance to own one of the desirable condos in the south! The Lexington is perfectly situated near everything you need - just steps from shopping, walking trails, great schools, and fantastic restaurants. This location checks all the boxes! Inside you will be greeted by 9' ceilings, an airy open-concept layout, and large windows that flood the space with natural light. The kitchen is standout, offerings tons of storage, generous counter space, and sleek granite countertops - perfect for whipping up your favourite meals or entertaining friends. Upstairs, you'll find two spacious bedrooms, a 4-piece bathroom, and a super convenient laundry area. The building also features an on-site exercise room for your daily workouts. The best part is no age restrictions and PET-FRIENDLY - 2 pets (cat, dog, bird, fish) allowed with NO SIZE RESTRICTION! Whether you are looking to downsize, purchase your first home, or invest in a revenue property, this condo is the perfect fit. The affordable condo fees of \$429.77 fees covers all utilities except electricity, making for easy, budget-friendly living. Bonus for investors: this unit has fantastic tenants who would love to stay if you're buying for revenue! Tenant lease is up October 1, 2025. Contact your favourite realtor to book a showing today.