



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2246881**



**\$229,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, microwave hood fan, central a/c, washer/dryer

This charming two-storey townhouse offers the perfect blend of comfort and convenience. The open concept main floor creates a welcoming atmosphere, featuring a modern kitchen with granite countertops that flows seamlessly into the dining and living areas. Upstairs, you'll find three spacious bedrooms and a full 4pc bathroom, with an additional half bath on the main floor for guests. Step out onto the balcony to enjoy your morning coffee or evening relaxation. Located in a desirable area close to schools, parks, shopping, and restaurants, this home also includes two parking stalls for your convenience. Whether you're starting out, downsizing, or looking for an investment property, this townhouse is a wonderful choice.