



GRASSROOTS
REALTY GROUP

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2, 407 Macleod Trail SE
Medicine Hat, Alberta

MLS # A2247237



\$223,500

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | SE Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,140 sq.ft. | Age: | 1996 (29 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Carport, Plug-In | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 477 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | MU-D |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hood Fan, All Window Coverings, Central Air.

Experience comfort and style in this first-class executive condo located in downtown Medicine Hat. The spacious living room features a cozy gas fireplace, while the adjoining dining area opens onto a large, covered patio with a storage room for your convenience. The modern kitchen is updated with stainless steel appliances and contemporary light fixtures, and abundant natural light floods the space through oversized windows. The seller recently installed a new Combined High Efficiency Furnace & Air Conditioning unit at a cost of \$13,500, plus a newly installed damper at a cost of \$1500. The master bedroom is equipped with a generous walk-in closet and a private three-piece ensuite. A second bedroom, four-piece main bathroom, and in-suite laundry area with ample extra storage. Enjoy the convenience of being within walking distance to work, the Esplanade, public library, coffee shops, downtown restaurants, stores, and art studios. The building is well managed, offers excellent security, is well lit, and this ground-floor unit boasts three separate access doors.

- Condo fees: \$477.40/month (includes electricity, common area maintenance, exterior insurance, reserve fund contributions, snow removal)
- Utilities average approximately \$165/month
- Small pets allowed (with Board approval)
- Assigned covered carport stall located near the rear entrance
- Kitchen appliances included.

Ideal for those seeking to downsize and enjoy an affordable condo lifestyle, this home combines convenience, security, and modern comforts. Schedule a viewing to experience this stunning property today!