



GRASSROOTS
REALTY GROUP

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308, 165 South Ridge Drive SE
Medicine Hat, Alberta

MLS # A2252202



\$295,000

Division:	SE Southridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 325
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: central AC, garage door opener with remote, hoodfan, TV mounts (2), window coverings, light fixtures

This spacious 1,442 sq. ft. corner-unit two-storey condo shows true pride of ownership and offers a smart layout in a fantastic location close to all the amenities the south side of Medicine Hat has to offer. The main floor features a bright living room with big windows and a cozy gas fireplace, plus a large modernized kitchen with a spacious island with seating, dining area, corner pantry, and complemented by a newer appliance package. Convenient main-floor laundry and a 2-piece bath add to the functionality of this layout. Upstairs you'll find two generous bedrooms, each with walk-in closets; the primary bedroom also includes a private 3-piece ensuite bathroom. 4 piece bath can also be found on top floor. The fully finished basement provides a large family room with endless possibilities for entertaining, fitness, or relaxation. There is also roughed-in plumbing for a future bathroom in the basement if so desired. Outside, enjoy a cute fenced yard with patio space, perfect for summer evenings. The home comes with an attached single garage, an additional outdoor parking stall, and is located just steps from guest parking. Mechanical updates include a newer hot water tank, along with recently serviced furnace and central A/C for peace of mind. With nearby access to Medicine Hat College, the golf course, walking trails, shopping, and more, this condo is an ideal fit for first-time buyers, students, small families, or anyone seeking a low-maintenance lifestyle in a great location.