



**GRASSROOTS**  
REALTY GROUP

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**308, 130 A 2 Street NE  
Medicine Hat, Alberta**

**MLS # A2252349**



**\$99,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	786 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 486
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Walk-In Closet(s)		

<b>Inclusions:</b>	Fridge, Stove
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Excellent opportunity for first-time buyers or investors! This bright 2-bedroom, 1-bathroom condo is located on the third floor and offers two spacious decks with south and east exposure. Stay comfortable year-round with newer wall A/C, and take advantage of the generously sized in-suite storage room. The building is well-maintained, professionally managed, and features secure fob-controlled entry. Convenient laundry facilities are located on the main floor. Recent updates include newer windows, upgraded flooring throughout the common areas., newer ac unit, and a parking lot recently paved. Enjoy the unbeatable location with easy access to downtown, Riverside shopping, dining, and coffee shops. Public transit, a nearby gas station, and Medicine Hat's scenic pathway system are all within walking distance, making this an ideal place to call home. Book your showing today!