



GRASSROOTS
REALTY GROUP

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**11, 298 Somerset Way SE
Medicine Hat, Alberta**

MLS # A2252628



\$222,500

Division:	SE Southridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, 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, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: N/A

Welcome to this stylish Lexington condo located in one of Medicine Hat's most desired neighborhoods - the Southlands/Somerset area. Perfectly situated near shopping, schools, walking and bike paths, this home offers both convenience and lifestyle. Inside you'll find two comfortable bedrooms, a full four-piece bathroom and an additional 2 piece powder room. The bright and open main floor features a dining area and living room while the kitchen is highlighted by sleek granite countertops and an ample amount of counter space. Additional features include affordable condo fees, assigned parking and a pet friendly policy (with restrictions). This property is an excellent choice for first-time buyers, downsizers or investors looking for a low-maintenance home in a prime location. This home boast tons of natural light and is move in ready! Don't miss out, call your Agent today to book your private viewing!