



GRASSROOTS
REALTY GROUP

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**32, 298 Somerset Way SE
Medicine Hat, Alberta**

MLS # A2259309



\$247,500

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Southland | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,440 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Assigned, Guest, On Street, Parking Lot, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|---------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 516 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Storage | | |

Inclusions: N/A

Enjoy the best of comfort and convenience with this 2-bedroom, 2-storey condo, ideally located close to schools and shopping. The main floor features a 2-piece bath, a handy storage area, and a modern kitchen with granite countertops that opens to a bright living space with access to a private deck. Upstairs offers two spacious bedrooms, including a primary suite with a full ensuite, a second full bathroom, and laundry for everyday convenience. As a resident, you'll also enjoy access to the on-site fitness area—adding even more value to this affordable lifestyle option. This condo combines low-maintenance living with a fantastic location, making it an excellent choice for first-time buyers, downsizers, or investors.