



GRASSROOTS
REALTY GROUP

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645 5 Street SE
Medicine Hat, Alberta

MLS # A2259992



\$239,900

Division:	SE Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	960 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Paved, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	MU-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central vacuum & attachments, central a/c

Unique end-unit townhouse in SE Hill with beautiful city views and walking distance to downtown! This condo shows 10/10—immaculate, well-maintained, and upgraded with newer windows, flooring, and a brand-new balcony. The main floor features an open-concept design with a spacious living room filled with natural light from the large NE-facing patio doors. The dining area flows seamlessly into the galley kitchen, with a convenient 2-piece bathroom tucked to the side. Upstairs, the primary suite feels like a private oasis—complete with a walk-in closet, three additional closets, a 3-piece ensuite, and a charming vanity nook. The lower level offers a large second bedroom, full 4-piece bathroom, and laundry room. This layout is ideal for first-time buyers, students, investors, or professionals wanting the convenience of being just steps from downtown. Condo fees are only \$295/month, giving you low-maintenance living with snow removal, landscaping, and exterior maintenance all taken care of plus two parking stalls. One small pet is allowed under 20 pounds.