



GRASSROOTS
REALTY GROUP

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**37 Link Court SW
Medicine Hat, Alberta**

MLS # A2270898



\$159,900

Division:	SW Hill		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	604 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 212
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

MOTIVATED SELLERS!! BRAND NEW PRICE OF \$159,900!! With 1,183 sq ft of total living space, this well-kept townhouse is perfect for first-time homebuyers, investors, or anyone looking for a low-maintenance lifestyle! The layout is both comfortable and practical, with fresh paint touch-ups throughout giving the space a bright, refreshed feel. The furnace was replaced just last year — providing peace of mind for years to come. Inside, you’ll find 2 bedrooms and 1.5 bathrooms, making it easy to settle in and feel right at home. Located close to downtown, walking paths, and a variety of amenities, this townhouse offers the ideal balance of convenience and affordability. Whether you’re looking to get into the market, downsize, or add to your rental portfolio, this property checks all the boxes. Don’t miss the chance to make this townhouse yours — book a showing with your favourite REALTOR® today! (18+ Living)