

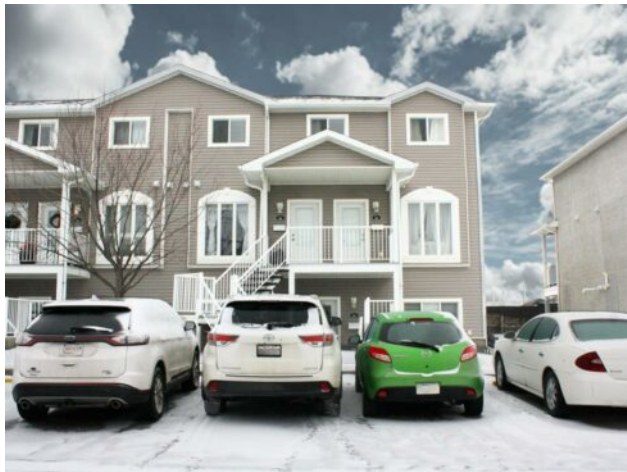


GRASSROOTS
REALTY GROUP

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**29 Somerset Lane SE
Medicine Hat, Alberta**

MLS # A2274247



\$199,900

Division:	Southland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,024 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Paved, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Other, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt, Shingle	Condo Fee:	\$ 318
Basement:	None	LLD:	-
Exterior:	Other, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: OTR microwave, 3 TV Wall Mounts, 3 TV's

Offering you rare opportunity to find a 2 bedroom condo in Somerset Villas that has TWO PARKING STALLS directly in front of the unit. Plugins are on the building. This is a charming and affordable condo that blends modern comforts with tasteful finishings in a central location. This residence offers features that make it an ideal choice for comfortable living. This top floor unit has beautiful granite countertops and a full appliance package, including newer washer and dryer. The main floor hosts the living, kitchen and dining rooms, plus a 2 pc bathroom and a great balcony for relaxing or grilling. The upper floor has 2 bedrooms, a 4 piece bathroom and laundry room conveniently located steps from each bedroom. Key value-added inclusions with the property are: it has updated light fixtures throughout (multiple switches with dimmers), an elegant ceiling fan in the primary, the TV in the living room and all 3 wall mounts for TV's. 29 Somerset Lane is just a stone's throw away from shopping centres, parks, trails, and playgrounds (one playground is just across the parking lot). One of the standout features of this condo is its low condo fees, and great condo management, making it an affordable option for budget-conscious buyers plus it is pet friendly (with board approval). To highlight again, this condo comes with the added convenience of TWO assigned parking spots right upfront, plus brand new hot water tank in Feb 2023. Schedule a viewing today!