



GRASSROOTS
REALTY GROUP

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

MLS # A2275657



\$226,900

Division:	SE Southridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,179 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: window blinds and rods, fireplace console and tv mounts negotiable

Welcome to this move in ready, fully updated two-storey townhouse offering the perfect blend of comfort and convenience. The main floor has a warm and welcoming atmosphere including a calming palette and features a modern kitchen with granite countertops ...that flows seamlessly within the dining and living areas. Upstairs, you'll find three spacious bedrooms, laundry, and a full 4pc bathroom, with an additional half bath on the main floor. Some storage under the stairs is right off the kitchen with additional storage off the balcony. Enjoy your morning coffee on the balcony or use it in the evening to relax and unwind. This home has recent upgrades including new flooring, new baseboards, new paint and includes a newer hot water tank, dishwasher and washing machine. It is located in a desirable area close to schools, parks, shopping, restaurants and walking paths. Assigned parking is right out your door! Pets are welcome, with restrictions, cats and/or dogs 22 lbs or under. Complex is not age restricted. Check out the virtual tour and/or book your view today!