



GRASSROOTS
REALTY GROUP

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**431, 2800 13 Avenue SE
Medicine Hat, Alberta**

MLS # A2289396



\$224,900

Division:	Connaught		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco

Foundation: -

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 446

LLD: -

Zoning: MU

Utilities: -

Inclusions: None

Meticulously maintained and gently lived in, this top-floor 1 bedroom + den suite in Norwood Grande offers comfort, convenience, and exceptional value. With 756 square feet of living space, you're welcomed by a spacious entryway with a coat closet and an adjacent laundry room featuring extensive built-in storage. Just off the entry, the versatile den includes a closet and a stylish French door—perfect for a home office or guest space. The open-concept kitchen, living, and dining area is warm and inviting. The kitchen showcases beautiful cabinetry, granite countertops, ample counter space, and a full appliance package. The living room is highlighted by a cozy corner fireplace and provides access to the east-facing deck—complete with a storage room and utility space for added convenience. Back inside, the spacious primary bedroom features a walk-in closet with impressive built-in shelving. A large linen closet and a well-appointed 4-piece bathroom complete the interior. This unit also includes underground titled parking conveniently located near the elevator, along with an additional underground storage unit. Condo fees of \$445.73/month cover all utilities and provide access to excellent building amenities, including a recreation room, fitness equipment, games area, and guest suites. A fantastic opportunity for low-maintenance living in a well-managed building!