



**38 Brentwood Lane SW
Medicine Hat, Alberta**

MLS # A2289399



\$292,900

Division:	SW Southridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,333 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to Brentwood Lane — a fantastic opportunity in one of the city’s most desirable communities! This well-maintained 4-level split condo offers a functional, family-friendly layout and backs directly onto open green space for added privacy and beautiful views. The open concept main floor features a bright living and dining area, a modern kitchen complete with granite countertops and stainless steel appliances, plus a convenient 2-piece bath. Step out onto the raised deck to enjoy your morning coffee while overlooking the green space behind. Upstairs, the second level hosts a spacious primary retreat with a private 4-piece ensuite. The upper level includes two additional bedrooms, a full bathroom, and convenient upper-floor laundry — ideal for busy households. The basement offers a versatile open rec room, perfect for a media space, home gym, or additional living area. Additional highlights include a single attached garage and ample visitor parking. Located close to trails, parks, schools, and shopping, this highly sought-after area continues to attract quality long-term tenants. Currently tenant-occupied with long-term renters who wish to stay — this property is available to revenue buyers only and presents a solid investment opportunity in an exceptional location.