



**635 5 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2292817**



**\$219,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	MU-D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Buffet Cabinet in kitchen

Enjoy the ease of condo living just steps from the heart of Medicine Hat—where coffee shops, bakeries, local shopping, restaurants, and live music are all within walking distance. This unique split-level townhouse offers a bright and inviting layout designed for both comfort and convenience. Step inside to an open stairwell that leads to the main living space. The living room is spacious and welcoming, featuring a newer sliding patio door that opens onto a private balcony with sweeping city views—an ideal spot to enjoy your morning coffee or unwind in the evening. The kitchen and dining area flow nicely for everyday living or hosting. Upstairs, the loft-style primary retreat feels open and airy, complete with a 3-piece ensuite, walk-in closet, and additional storage. A large window with built-in bench seating brings in beautiful natural light and showcases the view. The lower level offers a large second bedroom along with a 4-piece bathroom with convenient laundry and extra storage space. Two parking stalls are located right outside the front door for easy everyday access. A home that offers both comfort and lifestyle—call today to book your showing.