



**25, 298 Somerset Way SE
Medicine Hat, Alberta**

MLS # A2294081



\$329,900

Division:	Southland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 636
Basement:	None	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: None

Spacious and thoughtfully designed, this 1,964 sq. ft. condo in desirable Southland offers comfortable, low-maintenance living with room to grow. The main level features an open-concept kitchen, living, and dining area that flows seamlessly—perfect for both everyday living and entertaining—along with access to a fantastic deck for outdoor enjoyment. A convenient 2-piece bathroom and a cozy bedroom complete this level. Upstairs, the expansive primary retreat boasts a walk-in closet and private 4-piece ensuite, creating the perfect space to unwind. This level also includes a second 4-piece bathroom, an additional bedroom, and a versatile den or storage room to suit your needs. With its functional layout, generous square footage, and sought-after location, this is an exceptional opportunity for easy, carefree living.