



**405, 371 Aberdeen Street SE
Medicine Hat, Alberta**

MLS # A2297611



\$174,900

Division:	SE Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	1911 (115 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Window Coverings/Blinds, Built in Computer Desk

Welcome to this charming TOP-FLOOR one-bedroom, one-bathroom condo, perfectly situated in a beautiful historic brick building just minutes from downtown Medicine Hat! This well-maintained unit offers a quiet and private living experience, facing east to capture the basking morning sun, while staying comfortably cool during the summer months. Inside, you’ll find thoughtful upgrades and quality finishes throughout. The kitchen features stunning Corian Countertops installed in 2021, complemented by rich knotted alder cabinetry in a warm cinnamon stain, convenient pull-out drawers, corner pantry and stainless steel appliances. The open living space including the kitchen, living room and hallway are finished with hardwood flooring in a pecan stain, which are in impeccable condition. The bathroom adds a touch of character with a classic clawfoot tub, enhancing the condo’s cozy and inviting feel. The Primary Bedroom includes a closet and secondary closet with your in suite laundry. This unit is exceptionally well laid out, making the most of every square foot while maintaining a bright and welcoming atmosphere. Additional features include a dedicated storage unit in the basement, one assigned parking stall, and ample street parking for guests. Residents also enjoy shared front and back patios, with the rear patio offering a communal gas BBQ—perfect for relaxing or entertaining. Condo fees of \$450/month include gas, water, building maintenance, and reserve fund contributions, making for easy and predictable ownership. Average electricity costs are only approximately \$55/month, keeping overall expenses very affordable. This top-floor condo is ideal for a single professional, first-time homeowners, or someone looking to downsize. Cute, comfortable, and move-in ready, this is a fantastic opportunity to own a well-cared-for home in a desirable

location on one of the ABCD Streets, close to downtown amenities. Book a showing today and see for yourself!