



**75 Somerset Lane SE
Medicine Hat, Alberta**

MLS # A2285481

\$224,900



Division:	Southland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,026 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, On Street, Stall		
Lot Size:	-		
Lot Feat:	Standard Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Storage, Walk-In Closet(s)		

Inclusions: OTR Microwave, Curtain Rods, Central Air

This bright and inviting two-storey condo in Southlands combines style, comfort, and convenience in a move-in-ready home. With Central AC, 3 bedrooms and 2 bathrooms (one full upstairs and a half bath on the main floor), it's an ideal choice for first-time homebuyers or investors seeking a low-maintenance property. The main floor features durable vinyl plank flooring installed in the last couple years, creating a modern and clean foundation throughout the living spaces. The open layout flows seamlessly from the living room to the kitchen, then into the dining area, and out to your balcony, which includes a storage unit for added convenience. The kitchen is designed with stainless steel appliances, tan granite countertops, and a newer dishwasher. A half bath conveniently located on the main floor serves guests with ease. Upstairs, the laundry is thoughtfully located for easy access, along with three bedrooms. The primary bedroom offers a walk-in closet and a full bathroom. Two additional bedrooms share the space for flexible use. Fresh paint throughout the condo and updated flooring gives the home a refreshed feel. One assigned parking stall directly in front, adds ease to daily life. Nestled in a vibrant community, the property is close to Ecole St. John Paul II. Shopping and everyday essentials are minutes away at Southlands Crossing, featuring Walmart, Canadian Tire, The Home Depot, Starbucks, and more. A stylish, and thoughtfully laid-out home in a sought-after location -- ready for you to move in and enjoy. Contact a real estate agent today to book a showing.