



10, 298 Somerset Way SE  
Medicine Hat, Alberta

MLS # A2305138



**\$222,499**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Paved, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Storage		

**Inclusions:** Window coverings, 2 parking stalls, fridge, stove, dishwasher, hood fan, microwave, stackable washer & dryer

Welcome to this beautifully maintained 2-storey condo located in "The Lexington". From the moment you walk in, you will be impressed by the pride of ownership and the bright, open-concept layout. The main floor features a spacious living room, dinette, and a well-appointed kitchen complete with granite countertops, ample cabinetry, and a full appliance package. The dining area leads directly to a private deck with a gas line and convenient storage space, perfect for outdoor enjoyment. This level also includes a 2-piece bathroom and an abundance of natural light throughout. Upstairs, you will find two comfortable bedrooms, a full 4-piece bathroom, and the added convenience of upper-level laundry. This unit comes with two assigned parking stalls. The location is ideal, close to shopping, schools, public transit, and a daycare centre just across the street. Condo fees include heat, water, sewer, garbage, insurance, exterior maintenance, lawn care, snow removal, and access to a resident gym. There are no age restrictions, and pets are allowed with some restrictions. Call today to set up your viewing.