



**GRASSROOTS**

REALTY GROUP

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**432, 2800 13 Avenue SE  
Medicine Hat, Alberta**

**MLS # A2305193**

**\$314,900**



<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	MU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** Electric fireplace

Bright and well-appointed 1-bedroom condo with a den offers a stunning view and an unbeatable location. Situated just steps from Connaught Golf Course, this condo provides easy access to shopping, medical offices, and everyday amenities. The open-concept layout is filled with natural light, creating a warm and inviting atmosphere. Enjoy the convenience of underground heated parking with a storage space. This property won't last long on the market so call for your viewing.