



**2, 4958 Southlands Drive SE
Medicine Hat, Alberta**

MLS # A2307635



\$269,900

Division:	Southland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,179 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air Conditioning

Fantastic opportunity to purchase a unique style of home in one of Medicine Hat's most desirable neighbourhoods. This fourplex-style townhouse condo offers you everything you need in a home, plus the maintenance-free lifestyle you crave. This two-storey unit offers an open concept main floor with spacious front livingroom, and a generous kitchen with ample cabinets and countertops and a large island. Just off the kitchen is a sizeable dining area with access to the small side deck - great for those nights with supper on the BBQ! Upstairs you'll find 3 good sized bedrooms including the huge primary bedroom with walk-in closet and handy 4pc ensuite bathroom. The basement is mostly unfinished, allowing an opportunity to build extra equity down the road by adding more developed square footage. Full appliance package included, including central air conditioning. One assigned parking stall located at the back, as well as ample on-street parking nearby. The affordable monthly condo fee of \$270.00 ensures that you don't need to worry about shovelling snow or mowing grass. Located close to schools, parks, playgrounds, and shopping! Are you a revenue buyer - this home has wonderful long-term tenants who would love to stay if possible. POSSESSION NOTE - August 1 for occupancy, or immediate if you choose to keep the tenants in place.