



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

**MLS # A2307657**



**\$189,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Unknown	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

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

3 bedroom 2-storey townhouse condo in attractive Southlands location. Always popular, these townhouse style units offer maintenance-free living close to schools, shopping, parks, playgrounds and more. This unit offers a functional main floor layout with large front livingroom, functional kitchen with beautiful granite countertops, generous dining space, and 2pc bathroom. Upstairs you'll find 3 bedrooms, laundry closet and a 4pc bathroom. Handy rear deck provides an opportunity for some outdoor living space, with a generous sized storage locker to the side. Full appliance package included. Are you a revenue buyer? Fantastic long-term tenants would love to stay if possible. This unit is priced WAY below others like it as some minor repairs and updates are required, therefore the property and all inclusions are being sold "as is". POSSESSION NOTES - August 1 for occupancy, or immediate if allowing tenants to stay.