



40, 298 Somerset Way SE
Medicine Hat, Alberta

MLS # A2308486



\$235,000

Division:	Southland		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 481
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hood fan, Stacked Washer/Dryer, Central Air

Welcome to "The Lexington," where modern style meets effortless condo living in the heart of Southland. This beautifully maintained 2-storey unit showcases true pride of ownership with a bright, open-concept main floor designed for entertaining. The functional kitchen is finished with granite countertops, ample cabinetry, and a full appliance package, flowing seamlessly into the spacious living and dining areas. Large windows flood the space with natural light, leading to a private deck equipped with a gas BBQ line and additional storage. The upper level is designed for convenience, featuring two generous bedrooms, a 4-piece bathroom, and upper-floor laundry—no more hauling baskets up and down stairs. A rare find for this complex, this unit includes one assigned parking stall with off street parking available. **LIFESTYLE & AMENITIES:** • Comprehensive Condo Fees: Includes Heat, Water, Sewer, Garbage, Insurance, Exterior Maintenance, Snow Removal, and Lawn Care. • Prime Location: Steps from shopping, transit, and schools, with a daycare located directly across the street. • Pet Friendly: Pets allowed with restrictions; no age restrictions in the complex. Whether you are a first-time buyer, a professional, or looking for a turn-key investment, this property delivers. Book your private showing today!