



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4, 407 Macleod Trail SE
Medicine Hat, Alberta

MLS # A2317981



\$219,900

Division:	SE Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,142 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	MU-D
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Enjoy the convenience of downtown living in this well-maintained 2-bedroom condo. Offering a bright open-concept layout, the living area is warmed by a cozy gas fireplace and flows seamlessly into the fully equipped kitchen, making it ideal for everyday living and entertaining. The unit features two comfortable bedrooms, a 4-piece bathroom, and the convenience of in-suite laundry. Step outside to relax on the private balcony, perfect for enjoying your morning coffee or evening unwind. With assigned off-street parking and two access points—either directly from the street or through the parking lot—this home offers both accessibility and convenience. Just one flight of stairs leads to the unit entry, placing you within walking distance of downtown amenities, shopping, dining, and services. This unit has been virtually staged.