



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**304, 252 4 Street SE  
Medicine Hat, Alberta**

**MLS # A2324602**



**\$249,900**

<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	947 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 508
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Smoking Home, Storage		

**Inclusions:** N/A

Welcome home to this beautifully updated 2-bedroom, 2-bathroom condo offering comfort, convenience, and low-maintenance living in a secure adult-oriented building with elevator access. Step inside to discover a bright, open-concept layout featuring new vinyl plank flooring, fresh paint throughout, and a stylish new kitchen backsplash. The spacious kitchen offers plenty of counter space, modern appliances, and flows seamlessly into the living and dining area—perfect for everyday living or entertaining. The generous primary bedroom includes a private 3-piece ensuite, while the second bedroom and full bathroom provide space for guests or a home office. Enjoy your morning coffee or unwind in the evening on your private balcony overlooking the downtown skyline and a view of the South Saskatchewan River. Call to view this property.