



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

**MLS # A2326347**



**\$249,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 331
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, central a/c, window coverings, washer/dryer, OTR

Enjoy the ease of bungalow living in this well-maintained end-unit condo, offering the privacy of just one shared wall and no neighbours behind. With assigned parking conveniently located directly in front of the unit, this home combines comfort and convenience in a desirable location. Inside, you'll find 3 bedrooms and 2 full bathrooms, including a private 4-piece ensuite in the spacious primary bedroom. The functional kitchen features granite countertops, a full appliance package, and plenty of workspace, while the open living area is perfect for everyday living. In-suite laundry, generous storage, and a thoughtful layout add to the home's appeal. Ideally situated close to shopping, schools, parks, and walking paths, this low-maintenance property is an excellent option for first-time buyers, downsizers, or investors alike.