



GRASSROOTS
REALTY GROUP

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309, 2800 13 Avenue SE
Medicine Hat, Alberta

MLS # A2328156



\$239,900

Division:	Connaught		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	MU
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: fridge, stove, hood fan, dishwasher, garburator, washer, dryer, ceiling fan, full length mirror, fireplace remote, window coverings

Enjoy easy, low-maintenance living in this exceptionally well-maintained condominium building, ideally located close to shopping, coffee shops, fitness facilities, medical services, and the Connaught Golf Course. Situated on the third floor, this spacious one-bedroom unit offers an open, functional floor plan with high ceilings that create a bright and welcoming atmosphere. The kitchen features warm colored cabinetry, granite countertops, under/above mount lighting, a convenient breakfast bar, and a full appliance package. The open living and dining area is highlighted by a cozy corner electric fireplace and provides access to a private balcony complete with an outdoor storage room. The generous primary bedroom offers a walk-in closet, while the four-piece bathroom includes a walk-in tub for added comfort and accessibility. Additional features include in-suite laundry, central air conditioning, window coverings and a spacious entry. This property also includes one titled parking stall in the heated parkade with an additional storage unit, making everyday living even more convenient. The building is well cared for and offers great amenities, including an outside courtyard area, guest suites, a library, pool tables, a social room, and inviting common areas to gather with friends and neighbours. Perfect for a single person or a couple, this condo offers a comfortable, carefree lifestyle in an outstanding location. Reasonable condo fees of \$434.30 include all utilities making homeownership both convenient and affordable.