



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

406, 371 Aberdeen Street SE
Medicine Hat, Alberta

MLS # A2332104



\$159,900

Division:	SE Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	501 sq.ft.	Age:	1911 (115 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane, Flat, Membrane	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Freshly painted and full of character, this charming condo is located in a beautiful tree-lined neighbourhood with timeless historic brick buildings. Inside, you'll find huge, bright windows that fill the home with natural light. Also enjoy the convenience of in-suite laundry. Residents can enjoy three shared balconies along with a beautifully maintained common outdoor space featuring multiple BBQ's and seating areas—perfect for relaxing or entertaining. Whether you're a professional, first time home owner, downsizing, or looking for an investment property, this home offers a unique blend of charm, comfort, and convenience. The 3 photos with furniture are AI generated.