



**GRASSROOTS**  
REALTY GROUP

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137, 2800 13 Avenue SE  
Medicine Hat, Alberta

MLS # A2333898



**\$298,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Connaught                          |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Multi Level Unit         |        |                  |
| Size:     | 869 sq.ft.                         | Age:   | 2017 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Stall, Underground                 |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                    |            |        |
|-------------|----------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Central                                                                                            | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                                                                | Sewer:     | -      |
| Roof:       | -                                                                                                  | Condo Fee: | \$ 513 |
| Basement:   | -                                                                                                  | LLD:       | -      |
| Exterior:   | Brick, Concrete, Post & Beam, Stone, Wood Frame                                                    | Zoning:    | MU     |
| Foundation: | -                                                                                                  | Utilities: | -      |
| Features:   | Ceiling Fan(s), Granite Counters, No Animal Home, Pantry, Recreation Facilities, Walk-In Closet(s) |            |        |

Inclusions: NA

Welcome to Norwood Grande, one of Medicine Hat's most desirable 55+ communities, offering exceptional amenities and a secure, maintenance-free lifestyle. This beautifully cared-for main-floor condo features a bright, open layout with high ceilings, upgraded lighting, fresh paint, and modern flooring throughout. The kitchen is equipped with maple cabinetry, granite countertops, stainless steel appliances, and a convenient breakfast bar that flows seamlessly into the dining and living areas. The spacious living room includes a cozy fireplace and large windows that fill the space with natural light. The primary bedroom offers generous space, a walk-in closet, and easy access to the full 4-piece bathroom. In-suite laundry adds everyday convenience, while the private patio provides a perfect spot to enjoy your morning coffee. Residents of Norwood Grande enjoy an impressive list of amenities: a fitness room, billiards and games areas, library spaces, guest suites, a woodworking shop, car wash bay, and a large social lounge that can be reserved for private gatherings. The building is ideally located just steps from the Co-op Mall, banking, restaurants, and the Connaught Golf Course. This is an outstanding opportunity to enjoy comfort, convenience, and community in one of Medicine Hat's premier adult-living developments.