



GRASSROOTS
REALTY GROUP

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28, 298 Somerset Way SE
Medicine Hat, Alberta

MLS # A2333988



\$309,900

Division:	Southland		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,688 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 576
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Coverings

Welcome to this beautifully designed corner unit in the Lexington condominium complex. Offering a unique blend of character, natural light, and functional living space, this two-storey condo stands out with its striking octagonal turret-style design, creating an exceptional living experience unlike anything else in the building. Step inside to a spacious entry landing with stairs leading to the main living area. The open-concept layout features a generous kitchen with plenty of workspace, a bright dining area, and an inviting living room where the impressive octagonal feature wall is showcased with expansive windows that flood the space with natural light. From the kitchen, step onto the private deck complete with a gas line for your BBQ, while additional patio doors off the living room lead to the wrap-around deck—perfect for relaxing or entertaining. Also on the main floor is a convenient two-piece bathroom with laundry area, and a utility room that offers excellent additional storage. Upstairs, you'll find a spacious secondary bedroom, a full four-piece bathroom, and the impressive primary suite. The primary bedroom mirrors the architectural beauty of the living room below, featuring the stunning octagonal window design that creates a bright and airy retreat. Complete with a walk-in closet and a private four-piece ensuite, this space is both functional and full of character. Residents of The Lexington also enjoy access to an on-site fitness room located just steps from your suite entrance, along with the convenience of two assigned powered parking stalls. Combining distinctive architecture, an abundance of natural light, thoughtful design, and an excellent location, this is a rare opportunity to own one of the most unique units in this desirable community.

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