



GRASSROOTS
REALTY GROUP

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41 Link Court SW
Medicine Hat, Alberta

MLS # A2334185



\$199,900

Division:	SW Hill		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	614 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 252
Basement:	Other	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Stacked Washer and Dryer, Dishwasher, Central Air

This well-kept townhouse is perfect for first-time homebuyers, investors, or anyone looking for a low-maintenance lifestyle! The layout is both comfortable and practical. Inside, you'll find 2 bedrooms and 1.5 bathrooms, making it easy to settle in and feel right at home. Located close to downtown, walking paths, and a variety of amenities, this townhouse offers the ideal balance of convenience and affordability. Whether you're looking to get into the market, downsize, or add to your rental portfolio, this property checks all the boxes. Don't miss the chance to make this townhouse yours. (18+ Living) Condo fees \$252.34 per month. Utilities not included.