



GRASSROOTS
REALTY GROUP

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**1, 4952 Southlands Drive SE
Medicine Hat, Alberta**

MLS # A2335192



\$309,900

Division:	Southland		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	See Remarks, Stall		
Lot Size:	-		
Lot Feat:	City Lot, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Full	LLD:	-
Exterior:	Veneer, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, BI Dishwasher, BI Microwave, Washer, Dryer, Central A/C

Welcome to easy, affordable living in this townhouse-style condo, offering three bedrooms up and four bathrooms total, including a lovely primary suite with ensuite & walk-in closet all packaged up in a fully developed layout designed for real life, busy life. The kitchen is the heart of this home, featuring a large island, an eating bar and plenty of room to cook, gather and entertain. The lower level adds a dedicated home office, ideal for remote work or a quiet study space. With no age restrictions and pets welcome (with restrictions), this home suits a wide range of buyers, from young families, first time home buyers, or downsizers, even investors looking for a solid revenue property. Two parking stalls come with the unit, and with no grass to cut or lawn to mow, your weekends are yours again. Located close to shopping, schools and everyday amenities, this is a home where convenience meets comfort. Move right in and start enjoying the lifestyle you have been looking for.