



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

305, 3090 15 Avenue SE
Medicine Hat, Alberta

MLS # A2335698



\$205,000

Division:	Crestwood-Norwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	950 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Elevator, See Remarks		

Inclusions: Wall AC unit, Window coverings

Easy Condo Living is here! This spacious and well-maintained 2-bedroom condo offers comfort, convenience, and a fantastic community atmosphere. With a thoughtful layout and generous living spaces, it's the perfect opportunity for first-time buyers, downsizers, or anyone looking for low-maintenance living. Step inside to find a large kitchen with plenty of cabinetry and workspace, flowing into the bright dining and living room area—ideal for entertaining or relaxing at home. The condo features two comfortable bedrooms, including a primary suite with its own private 2-piece ensuite for added convenience. You'll love the in-suite laundry room, along with the abundance of closet and storage space throughout the home, making organization easy and practical. Enjoy your morning coffee or unwind in the evening on the private balcony overlooking a peaceful courtyard, providing a quiet and inviting outdoor retreat. The building also offers excellent amenities, including a small fitness centre and a games room/community space, creating opportunities to stay active and connect with neighbours.