



GRASSROOTS
REALTY GROUP

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502, 165 South Ridge Drive SE
Medicine Hat, Alberta

MLS # A2336555



\$299,900

Division:	SE Southridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Greenbelt		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 325
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: N/A

Welcome to San Paloma Condominiums, where comfort, space, and a peaceful setting come together in this fully developed townhouse. Backing onto a serene, park-like green space, this well renovated home offers beautiful views, plenty of natural light, and the convenience of a single attached garage all in a prime location close to the college, shopping, golf courses, and everyday amenities. The open-concept main floor features a spacious kitchen with quartz countertops, a corner pantry, and plenty of room for cooking and entertaining. The adjoining living room is bright and inviting, with large windows overlooking the green space and a cozy fireplace creating the perfect place to unwind. Main-floor laundry and a conveniently located 2-piece bathroom complete this level. Upstairs, the generous primary bedroom features a walk-in closet and convenient walk-through access to the 4-piece bathroom. Two additional bedrooms provide plenty of space for family, guests, or a home office. The fully developed basement adds even more versatility, with a recreation area, a comfortable second living room, and an additional 3-piece bathroom. With a functional layout, finished basement, attached garage, and an exceptional setting, this San Paloma townhouse offers a fantastic combination of comfort, convenience, and value.