



GRASSROOTS
REALTY GROUP

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**303, 252 4 Street SE
Medicine Hat, Alberta**

MLS # A2341916



\$229,900

Division:	SE Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,217 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 658
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Built-in Features, Pantry, See Remarks		

Inclusions: Built in Murphy bed, mini split AC with control

Offering exceptional value, this spacious two bedroom, two bathroom condo is a rare opportunity for buyers seeking generous living space, desirable building amenities, and low maintenance living at an affordable price. Complete with heated underground parking, an elevator, and additional storage, this well maintained unit is conveniently located close to downtown shopping, restaurants, and the beautiful tree lined streets of the SE Hill. The thoughtfully designed kitchen has been beautifully updated with rich cabinetry, laminate countertops, a pantry, and an abundance of storage and workspace, making it as functional as it is attractive. The adjoining dining area and generous living room create an inviting space for everyday living or entertaining family and friends. Both bedrooms are generously sized, including a versatile second bedroom featuring a built in Murphy bed, allowing the space to easily transition from guest room to home office or hobby room. A newer mini split air conditioning system keeps the home comfortable throughout Medicine Hat's warm, sunny summers, while the spacious primary suite offers excellent closet space and its own private ensuite. This well cared for building stands apart from many others in the area by offering the convenience of an elevator, heated underground parking, and a dedicated storage unit, providing security, accessibility, and additional space for all your seasonal belongings. If you've been searching for a spacious, move in ready condo in an unbeatable central location, this is an opportunity you won't want to miss. Please note: The home has been professionally staged, and some photographs have been virtually enhanced with additional furnishings or décor to help illustrate the property's full potential. Items shown in virtually staged images are for marketing purposes only and are not included in the

sale.