



GRASSROOTS
REALTY GROUP

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**94 Somerset Lane SE
Medicine Hat, Alberta**

MLS # A2345238



\$255,000

Division:	Southland		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 331
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: window coverings/blinds

Welcome to 94 Somerset Lane SE, located in Somerset Villas! This well-maintained bungalow-style condo offers 1,066 sq. ft. of comfortable, functional living space in a desirable corner-unit location. The thoughtfully designed layout features 3 bedrooms and 2 full bathrooms, making it an excellent option for first-time buyers, downsizers, investors, or anyone looking for convenient single-level living. The main living area features durable vinyl plank flooring and a functional kitchen complete with a stainless steel appliance package and plenty of workspace. The spacious primary bedroom includes its own private 4-piece ensuite, while two additional bedrooms feature newer carpet and provide flexibility for family, guests, or a home office. This unit has been very well looked after and shows fantastic throughout, allowing the next owner to simply move in and enjoy. Step outside to the covered rear patio, which backs onto a small green strip and provides a great spot to relax outdoors with some added separation from surrounding units. The unit also includes one assigned parking stall for added convenience. Vacant and ready for quick possession, this is a fantastic opportunity to own a clean, well-cared-for bungalow condo in Somerset Villas, conveniently located close to shopping, parks, walking paths, schools, and everyday amenities.