# \$265,000 - 138, 2800 13 Avenue Se, Medicine Hat

MLS® #A2226937

### \$265,000

2 Bedroom, 2.00 Bathroom, 853 sqft Residential on 0.00 Acres

Connaught, Medicine Hat, Alberta

Welcome to Norwood Grande, a highly desirable 55+ community offering quiet, maintenance-free living in a well-managed, pet-free building. This bright and spacious suite features two generous bedrooms and two full bathrooms, including a 3-piece ensuite with a walk-in shower and a walk-in closet in the primary bedroom. The open-concept layout is perfect for entertaining, with a seamless flow between the kitchen, dining, and living areas. The kitchen is beautifully updated with new quartz countertops, a breakfast bar, and a 4-piece stainless steel appliance package including an induction range. Enjoy the modern vinyl plank flooring and new blinds throughout the suite. Step outside to a lovely private deck, ideal for relaxing and enjoying the outdoors. Additional features include titled underground parking, secure underground storage, and condo fees of \$514.30 per month. Don't miss this opportunity to enjoy comfort and convenience in a vibrant, age-restricted community.

Built in 2017

#### **Essential Information**

MLS® # A2226937 Price \$265,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 853
Acres 0.00
Year Built 2017

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 138, 2800 13 Avenue Se

Subdivision Connaught
City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A3P9

## **Amenities**

Amenities Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation

Facilities, Recreation Room, Snow Removal, Visitor Parking, Garbage

Chute

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Quartz Counters,

Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Firenlesse Flo

Fireplaces Electric

# of Stories 4

#### **Exterior**

Exterior Features Courtyard

Roof Asphalt Shingle

Construction Stucco

### **Additional Information**

Date Listed June 2nd, 2025

Days on Market 14

Zoning MU

# **Listing Details**

Listing Office SOURCE 1 REALTY CORP.

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