

# \$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

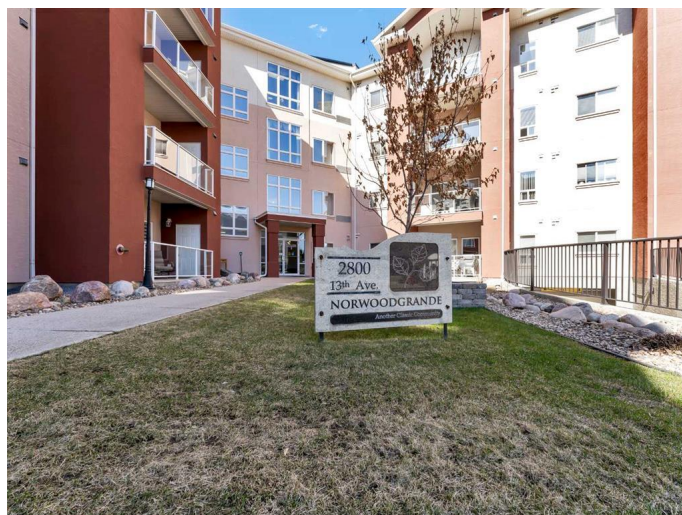
Connaught, Medicine Hat, Alberta

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 Room, Snow Removal, Visitor Parking, Garbage Chute, Recreation Facilities
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
Fireplaces	Electric
# of Stories	4

### **Exterior**

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Stucco

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	36
Zoning	MU

### **Listing Details**

Listing Office	SOURCE 1 REALTY CORP.
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