

# \$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

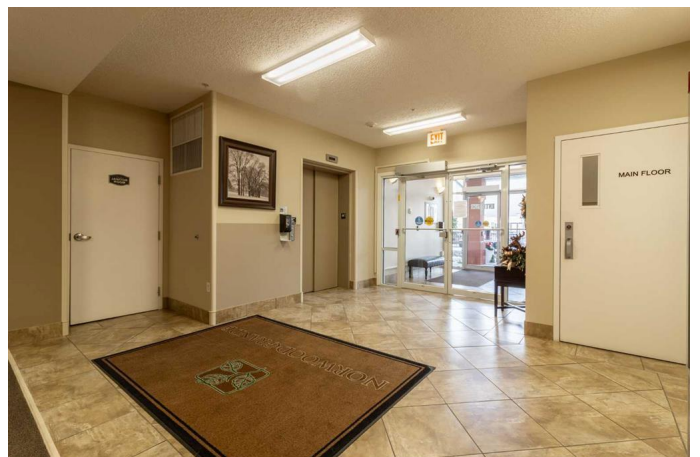
Connaught, Medicine Hat, Alberta

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, Party Room, Recreation Facilities, Recreation Room, Snow Removal, Visitor Parking, Garbage Chute, Guest Suite |
| 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, Washer, Window Coverings, Stove(s)      |
| 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 | 46             |
| Zoning         | MU             |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.