

# \$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

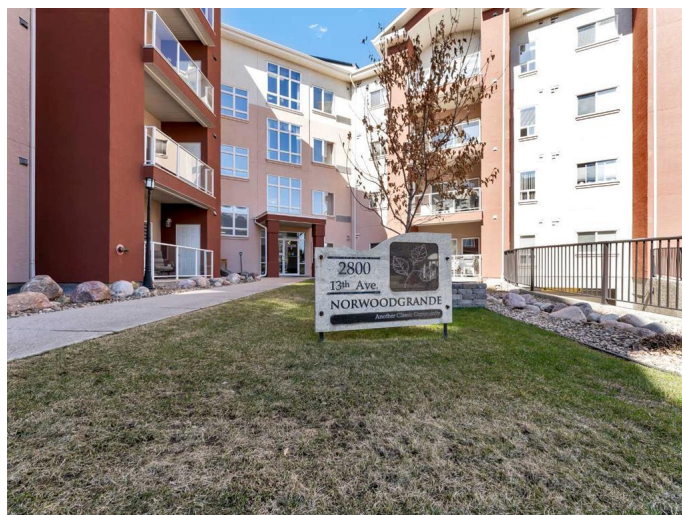
Connaught, Medicine Hat, Alberta

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
Fireplaces	Electric
# of Stories	4

### Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Stucco

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	3
Zoning	MU

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.