

\$218,500 - 2, 407 Macleod Trail Se, Medicine Hat

MLS® #A2247237

\$218,500

2 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Experience comfort and style in this first-class executive condo located in downtown Medicine Hat. The spacious living room features a cozy gas fireplace, while the adjoining dining area opens onto a large, covered patio with a storage room for your convenience. The modern kitchen is updated with stainless steel appliances and contemporary light fixtures, and abundant natural light floods the space through oversized windows. The seller recently installed a new Combined High Efficiency Furnace & Air Conditioning unit at a cost of \$13,500, plus a newly installed damper at a cost of \$1500.

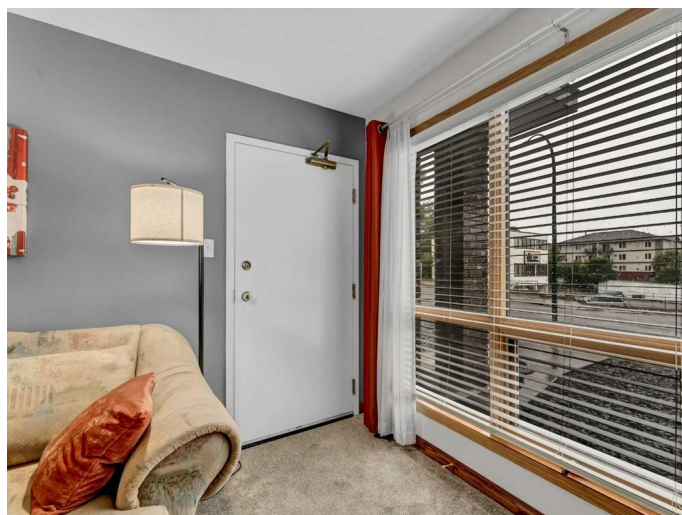
The master bedroom is equipped with a generous walk-in closet and a private three-piece ensuite. A second bedroom, four-piece main bathroom, and in-suite laundry area with ample extra storage.

Enjoy the convenience of being within walking distance to work, the Esplanade, public library, coffee shops, downtown restaurants, stores, and art studios. The building is well managed, offers excellent security, is well lit, and this ground-floor unit boasts three separate access doors.

â€¢ Condo fees: \$477.40/month (includes electricity, common area maintenance, exterior insurance, reserve fund contributions, snow removal)

â€¢ Utilities average approximately \$165/month

â€¢ Small pets allowed (with Board approval)



â€¢ Assigned covered carport stall located near the rear entrance

â€¢ Kitchen appliances included.

Ideal for those seeking to downsize and enjoy an affordable condo lifestyle, this home combines convenience, security, and modern comforts. Schedule a viewing to experience this stunning property today!

Built in 1996

Essential Information

MLS® #	A2247237
Price	\$218,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	2, 407 Macleod Trail Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8P7

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Carport, Plug-In

Interior

Interior Features	No Smoking Home, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Basement	None

Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	2
Zoning	MU-D

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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