

409, 2800 13 Avenue SE  
Medicine Hat, Alberta

MLS # A2273896



**\$219,900**

<b>Division:</b>	Connaught		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, See Remarks, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	MU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, See Remarks, Storage		
<b>Inclusions:</b>	N/A		

Welcome to the top level in one of the most sought after adult living communities. #409 is the largest of the one bedroom layouts, and enjoys 10' ceilings worth of space and light. Norwood Grande is conveniently located close to shopping, banking, grocery, pharmacy, buses and more, and is adjacent to the beautiful Connaught Golf Course. This professionally managed (on site), secure building includes heated underground parking + storage, car wash location and visitor parking. Inside you will find gathering rooms, exercise facility, library, guest suites, large elevators, and more. On the top level you have Unit #409, which is the largest of the one bedroom floor plans. Enjoy the space and functionality with your full kitchen including 5 appliances and granite counter tops. This open area flows into a large living room with electric fireplace and access to your covered deck, which is also where you have extra secured storage. This layout serves to include a large bedroom with walk in closet, a four piece bathroom and separate laundry room. Included for your comfort is control over your furnace and air conditioner. Condo fees are currently \$435 and include all utilities, reserve fund contributions, maintenance, snow removal and trash, which truly make for maintenance-free living. This particular unit is approximately 100 square feet larger than the standard one bedroom units - plus it has ten foot ceilings. All the walls, baseboards and trim have been freshly painted, and the suite professionally cleaned. It is truly move in ready today.