

# \$229,900 - 5, 309 5 Street Se, Medicine Hat

MLS® #A2254044

**\$229,900**

2 Bedroom, 2.00 Bathroom, 1,141 sqft

Residential on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Experience boutique condo living in the heart of the city. Nestled in a quiet, well-managed building of just six units, this rare top floor home offers a lifestyle that doesn't come up often. With an age restriction of 40+ and pets allowed with board approval, the community is made up of long term owners who truly love where they live.

Inside, soaring vaulted ceilings and an open floor plan create a bright, airy feel. The living room features a cozy gas fireplace and flows seamlessly to the balcony, where you'll enjoy beautiful city views and a gas line for your BBQ. The kitchen offers great functionality, and with two bedrooms and two bathrooms including a spacious primary suite, there is plenty of room to relax and host. Convenience is built in with in suite laundry, central vac, and thoughtful extras throughout.

Condo fees include electricity, while the hot water tank and air conditioning run on electricity for added efficiency. This combination of comfort, convenience, and prime downtown location makes this property a truly rare opportunity.

Built in 1995

## Essential Information

MLS® #                   A2254044

Price                     \$229,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,141
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	5, 309 5 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0M7

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	Off Street, Stall

### Interior

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Stucco

### Additional Information

Date Listed	September 4th, 2025
Days on Market	3
Zoning	R-MD

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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