

**102 Somerset Lane SE  
Medicine Hat, Alberta**

**MLS # A2220767**



**\$199,000**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 318
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Microwave, Range Hood, Window Coverings, Central Air Conditioner

Welcome to Somerset Villas in Southlands &mdash; a comfortable and conveniently located condo perfect for students, first-time homebuyers, or a smart revenue opportunity. This two-storey unit features 2 bedrooms and 2 bathrooms, with a thoughtful layout designed for both comfort and functionality. On the main floor, you'll find a spacious living room, a well-equipped kitchen with granite countertops, a dining area, a 2-piece bathroom, and sliding glass doors that lead to a covered deck &mdash; perfect for morning coffee or evening relaxation. Upstairs, the primary bedroom includes a walk-in closet, laundry and a 4-piece bathroom. A second bedroom offers additional space for kids, a roommate, guest, or home office. Whether you're settling in for a new semester or investing in a low-maintenance rental, this condo checks all the right boxes. Unit comes with one parking stall. Condo fees are \$318/month and include Gas, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, & Water. Utilities are \$180/month and include electric & sewer.