

**6, 902 Dominion Street SE  
Medicine Hat, Alberta**

**MLS # A2235447**



**\$129,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	528 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	C-N
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, ac unit, window coverings

This cozy and unique studio-style condo is filled with bright, natural light that welcomes you the moment you step inside. Featuring a private entry, the thoughtfully designed floor plan includes one bedroom, a full 4-piece bathroom, a spacious living room, and a functional kitchen with an eating area. The balcony, located just off the kitchen, offers a quiet and peaceful spot to enjoy your morning coffee or unwind after a long day. Whether you're a first-time homebuyer or an investor looking for a solid revenue property, this unit is a fantastic opportunity. Conveniently located near schools, shopping, transit, and more — this space truly has all the essentials in a comfortable and charming package.