



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**18, 512 McCutcheon Drive NW
Medicine Hat, Alberta**

MLS # A2224366



\$175,000

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: Electric Fireplace, Bi-Desk, All Shelving, Blinds, Fan with remote, Wall and Portable Air Conditioner

LOCATION, CONDITION AND FINALLY PRICE! This spacious TOP FLOOR, one bedroom condo unit has tonnes of natural light with an incredible view! With so many great features in this property, only seeing it in person can truly do it justice. However, some features include incredible natural light; a full 180% view of the city's horizon to the south; private and very quiet; in-suite laundry; immaculate with new vinyl flooring and neutral colors throughout; a FULL appliance and window covering package; pet friendly (with condo approval) age restriction of 21 yrs and finally directly across the streets are the beautiful walking/biking paths Medicine Hat can be incredibly proud of. Immediate possession possible!