



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2224366**



**\$180,000**

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

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

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

SUPER spacious one bedroom condo with a incredible view MUST be seen. In-suite Laundry, tons of natural light as you have an unobstructed view to the city. Private, quiet, immaculate unit with an excellent appliance and window covering package. Age restriction 21 yrs. Pets allowed approval of condo corporation. Shows 10/10. Location 10/10. Priced 10/10. Immediate possession possible.