



GRASSROOTS
REALTY GROUP

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

**107, 1616 Saamis Drive NW
Medicine Hat, Alberta**

MLS # A2248181



\$160,000

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	669 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	Natural Gas Connected, Sewer Connected, Water Paid
Features:	No Animal Home		

Inclusions: Mini split air plus remote, Armoire in den, Storage cabinet in parking stall

This 1-bedroom plus den ground-floor condo is ideal for first-time buyers, investors, singles, It's the most accessible unit in the building—just steps from the front entrance and elevator, with direct porch access and zero stairs. Inside, enjoy upgraded laminate flooring, fresh paint, new appliances, updated lighting, and an open floor plan with excellent natural light. The spacious bedroom easily fits a king-size bed, and the bathroom features a walk-in shower and in-suite laundry. The den is perfect for a home office or TV room. Includes two parking stalls (one underground, one surface), plus a private patio with gas BBQ hookup and a convenient access gate. Possession can be quick—move in and enjoy!