



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2252340**



**\$164,900**

<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, Portable Air Conditioner, Wall Air Conditioner,

This spacious TOP FLOOR, one bedroom condo unit has tones of natural light with a spectacular view! This unit MUST be viewed in person to truly appreciate it. Some features besides the paramania view include the privacy and quietness of the top floor unit. Extras are: in-suite laundry; immaculate with new vinyl flooring and neutral colors throughout; a FULL AND appliance/window covering package. This condo corporation is pet friendly (with condo approval) age restriction (21 yrs) and the convenience of living directly across the streets is the beautiful walking/biking paths that Medicine Hat is incredibly proud of. Immediate possession possible!