



**GRASSROOTS**  
REALTY GROUP

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

**220, 1648 Saamis Drive NW  
Medicine Hat, Alberta**

**MLS # A2252604**



**\$220,000**

<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>	984 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 648
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Pantry, Walk-In Closet(s)		

**Inclusions:** TV and mount in Primary, 2 dressers in Primary closet, all window coverings

AMAZING RIVER VIEW from this 2nd floor corner unit! This 984 sq ft 2 bedroom, 2 bathroom condo is one of the largest in the building. Loads of large windows allow for an abundance of natural light, in suite laundry with a brand new stacking washer/dryer combo, spacious deck for BBQing & 2 TITLED underground heated parking stalls. This unit is freshly painted and shows well! Includes a full appliance package and air conditioning. The condo fees include all utilities except cable & phone. Looking to downsize?? Investment buyer or first time buyer??...this is the condo for you!! PETS ALLOWED AND 2 UNDERGROUND TITLED PARKING STALLS!!!