



GRASSROOTS
REALTY GROUP

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

**315, 663 12 Street NW
Medicine Hat, Alberta**

MLS # A2253417



\$119,900

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	708 sq.ft.	Age:	1973 (52 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 299
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Enjoy sunshine and views from this south-facing one-bedroom unit with a private balcony. Located on the top floor, this home feels open, airy, and inviting. The layout includes a functional galley kitchen, a separate dining area, and a spacious living room—perfect for relaxing or entertaining. Convenience is built in with in-suite laundry (stackable washer/dryer included), and the building is both pet-friendly (with restrictions) and has no age restrictions—ideal for first-time buyers, investors, or anyone looking to downsize. With low condo fees that cover everything except electricity and solid waste, you’ll love the easy living lifestyle. Plus, that south-facing deck offers plenty of natural light and warmth year-round.