



**9, 512 McCutcheon Drive NW
Medicine Hat, Alberta**

MLS # A2274623



\$169,900

Division: Northwest Crescent Heights

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 877 sq.ft. **Age:** 1969 (57 yrs old)

Beds: 2 **Baths:** 1

Garage: Stall

Lot Size: -

Lot Feat: -

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 520

Basement: -

LLD: -

Exterior: Brick, Concrete, Wood Frame

Zoning: R-MD

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Fridge, Stove, Microwave Hood Fan, Dishwasher, Washer & Dryer, Split Air Conditioner, Blinds

Downsizing? Seeking affordable, low-maintenance living? Want a quiet, mature building? This 21+ condo at Valleyview Estates may be the perfect fit for you. Offering two comfortable bedrooms and a full 4-piece bathroom, this home features an open and inviting living, dining, and kitchen area. A semi-secluded deck lets you enjoy warm morning sun and partial views of the river valley - an ideal spot for coffee or quiet relaxation. Inside, you'll appreciate the convenience of in-suite laundry and numerous upgrades; a split air-conditioning unit; and a full appliance package. This care-free condo provides excellent comfort and peace of mind. The condo fees of \$520/month include water, heat, sewer, trash removal, landscaping and snow clearing, property management, reserve fund contributions, and one energized outdoor parking stall - making budgeting simple and predictable. The location is exceptional: steps from scenic hiking paths with impressive river views, plus quick access to Hwy #1 and roughly equal distance to downtown shopping, Costco, Crescent Heights Co-op, and the Big Marble Go Centre. Please call your Real Estate Agent to book a private viewing.