



GRASSROOTS
REALTY GROUP

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

MLS # A2274623



\$175,000

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	1969 (56 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, including carpet, tile, and laminate flooring; updated bathroom and kitchen cabinets; a split air-conditioning unit; and a full appliance package. These improvements provide excellent comfort and peace of mind. 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. This unit currently has a tenant, so if you're looking for a revenue property, quick possession is possible. Call your Real Estate Agent to book a private viewing.