



**22, 398 16 Street NE
Medicine Hat, Alberta**

MLS # A2287058



\$154,900

Division:	Northeast Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 404
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Microwave Hood Fan, BI Dishwasher, Wall/Window Air Conditioner, Window Coverings, PPortableWashing Machine, Ceiling Fan

Have you been looking for affordable living, or perhaps an investment property—maybe your first revenue property? This sweet two-bedroom condo is not only at an amazing price point, but it’s also clean, move-in ready, and offers some lovely updates. Situated on a quiet street near parks, pathways, and schools, with no age restrictions, this top-floor unit is a gem. Buyers will love the modern white kitchen, with granite counters and updated appliances, this is a place you will love to come home to. The fresh paint, and new vinyl plank flooring. The big, bright windows let in so much natural light, and the cozy gas fireplace all work in unison to make it feel warm and inviting. Pets are allowed, with some restrictions.