



**1, 1165 16 Street NE  
Medicine Hat, Alberta**

**MLS # A2298193**



**\$399,000**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,769 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 533

**LLD:** -

**Zoning:** R-MD

**Utilities:** -

**Inclusions:** Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove, Window Coverings

Welcome to this beautifully updated adult-living condo offering over 2,500 sq. ft. of thoughtfully designed living space. Pet-friendly with restrictions and board approval, this home also features an attached garage, private driveway, and its own ground-level entrance. The main floor offers a spacious living room centered around a cozy wood-burning fireplace, with direct access to a private deck overlooking stunning coulee views. Updated vinyl flooring flows into the generous formal dining area, highlighted by a striking feature wall. The renovated eat-in kitchen is both stylish and functional, featuring granite countertops, tile backsplash, maple cabinetry, and newer fingerprint-resistant appliances. Down the hall, you'll find convenient main floor laundry, a full 4-piece bathroom, and two oversized bedrooms, including the primary suite with a walk-in closet and private 3-piece ensuite. The fully developed lower level provides even more living space with a large family room, two versatile rooms ideal for a home office, gym, or hobby space, abundant storage, and direct access to the attached garage. Move-in ready and designed for easy living, this home offers an ideal blend of comfort, space, and low-maintenance living. Condo fees of \$533/month include common area and grounds maintenance, reserve fund contributions, and snow removal. Average utilities are approximately \$260/month.