



**418, 1616 Saamis Drive NW
Medicine Hat, Alberta**

MLS # A2300099



\$225,000

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	963 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher built-in, washer & dryer, window coverings, wall air conditioning unit

Welcome to this desirable top floor corner unit in the sought after Axxess Condominium, offering stunning panoramic views of the South Saskatchewan River and scenic walking paths. This bright and well maintained unit features a spacious kitchen complete with all appliances and a pantry, seamlessly flowing into the dining and living areas; perfect for both everyday living. The inviting living room provides direct access to a private corner deck, where you can take in the exceptional, one-of-a-kind views. The thoughtfully designed layout includes 2 bedrooms, highlighted by a primary suite with a walk-through closet leading into a 4 piece ensuite. A second 3 piece bathroom and in-suite laundry add to the overall convenience. Additional features include a heated underground parking stall (titled separately, with its own taxes) and ample guest parking. The building is professionally managed, ensuring well kept common areas and a comfortable living environment. Pet friendly with approval, this unit is ideal for a variety of lifestyles. Freshly painted and move-in ready, this home offers immediate possession and a true maintenance free lifestyle. Condo fees of \$609.15/month include all utilities except cable and internet—making this an easy and convenient place to call home. Note* Some photos are AI-generated for illustrative purposes only.