



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

MLS # A2298193



\$379,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

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.