



**GRASSROOTS**  
REALTY GROUP

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6, 512 McCutcheon Drive NW  
Medicine Hat, Alberta

MLS # A2321759



**\$179,900**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Washer/Dryer, Dishwasher

Enjoy carefree condo living with breathtaking views at Valleyview Estates. This beautifully maintained 2-bedroom condo offers an open and functional floor plan with plenty of natural light and stunning river valley vistas. The spacious living area flows seamlessly to your balcony where you can relax and take in the scenery year-round. Features include in-suite laundry, updated flooring, neutral decor, and a complete appliance package. This 21+ building is known for its quiet atmosphere, mature residents, and exceptional location directly across from Medicine Hat's renowned trail system. Condo fees cover most major expenses, making ownership both affordable and predictable. Whether you're downsizing, retiring, or simply looking for a low-maintenance lifestyle, this condo deserves a spot on your viewing list.