



216, 1648 Saamis Drive NW
Medicine Hat, Alberta

MLS # A2326204



\$131,500

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	556 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 414
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: Fridge, stove, dishwasher, hood fan, air conditioner central, gas BBQ, washer & dryer, storage shed, window coverings

Welcome to Unit 216! This affordable second floor condo offers comfortable, low-maintenance living and is an excellent opportunity for first-time buyers, downsizers, or investors alike. Bright and inviting, this well maintained unit features 1 bedroom plus a versatile den, a spacious open concept kitchen with a dining area, a 4-piece bathroom, and the convenience of in-suite laundry. Enjoy the security and peace of mind of this well-maintained building, complete with elevator access for added convenience. Ideally situated with quick access to Costco, Co-op Place, and the scenic walking paths along the South Saskatchewan River, you'll love the convenience of this desirable location. Pets are welcome with restrictions, making this a great option for animal lovers. Monthly condo fees of \$414.48 include all utilities except cable and Wi-Fi, offering exceptional value and predictable monthly expenses. Whether you're searching for your first home, looking to simplify your lifestyle, or adding to your investment portfolio, Unit 216 is move-in ready and waiting for its next owner!