



**GRASSROOTS**  
REALTY GROUP

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**6, 1165 16 Street NE  
Medicine Hat, Alberta**

**MLS # A2326242**



**\$259,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Northeast Crescent Heights         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,773 sq.ft.                       | <b>Age:</b>   | 1986 (40 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                       |                   |        |
|--------------------|-----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                     | <b>Condo Fee:</b> | \$ 457 |
| <b>Basement:</b>   | -                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Siding                                                   | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | -                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |        |

**Inclusions:** Kitchen TV & Mount

Have you been searching for a 2-bedroom condo, but everything you look at feels tiny and your view is the wall next door? LOOK NO FURTHER! The one you have been waiting for has arrived! This is a rare opportunity to enjoy spacious, low-maintenance living in a well-maintained 40+ adult community. Offering an impressive 1,773 square feet on a single level, this well designed two-bedroom, two-bathroom condominium combines generous living spaces with breathtaking panoramic views. The bright and functional kitchen features a convenient breakfast nook for casual dining, while the adjoining formal dining area is perfect for entertaining family and friends. The open-concept living room is filled with natural light and features sliding patio doors leading to the expansive balcony, where you can relax and take in the stunning panoramic views. The spacious primary bedroom is a true retreat, complete with balcony access through patio doors, a generous walk-in closet, and a private 3-piece ensuite. The second bedroom is well-sized and is conveniently located near the 4-piece main bathroom, making it ideal for guests or a home office. Full in-unit laundry room makes this home one of the best options at this price point. Storage is plentiful throughout the home, including a large dedicated storage room, ample closet space, and an oversized utility room with additional storage capacity. This sought-after 40+ adult-only building offers a peaceful lifestyle and welcomes small dogs (subject to condo approval). If you've been searching for an exceptionally spacious condo with incredible views, abundant storage, and a quiet adult-oriented community, this home is one you won't want to miss. \*\*Check out the 3D virtual tour!\*\*