



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7, 512 McCutcheon Drive NW
Medicine Hat, Alberta

MLS # A2329936



\$179,900

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	902 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: pull down white blind and beige curtains in livingroom, freezer in storage room (sold as is)

Welcome to this bright and open, updated 2-bedroom, 1-bathroom condo—one of the larger units in the building—offering comfortable, low-maintenance living with stainless steel kitchen appliances. Recent updates include stylish flooring throughout the main living areas (excluding the bedrooms) and fresh paint completed approximately two years ago. Located in a quiet 21+ building in northwest Crescent Heights, this home enjoys a partial view of the beautiful coulees and is situated directly across the street from Medicine Hat’s extensive walking and biking path system, making it ideal for outdoor enthusiasts. Additional features include in-suite laundry, a private balcony, and an assigned parking stall conveniently located just outside the back door. The location is exceptionally convenient, just minutes from Costco, Co-op Place, schools, shopping, restaurants, and other amenities. Whether you’re a first-time home buyer, looking to downsize, or searching for a great investment opportunity, this condo offers outstanding value and plenty of potential. Condo fees includes all utilities except electirc. All appliances are being sold as is, where is.