



GRASSROOTS
REALTY GROUP

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206, 663 12 Street NW
Medicine Hat, Alberta

MLS # A2330660



\$159,900

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 367
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, stacked washer/dryer, ceiling fans, window a/c unit

Welcome to this affordable and well-maintained condo in Northwest Crescent Heights! Whether you're a first-time homebuyer looking to get into the market or an investor searching for a great opportunity, this property checks all the boxes. This two-bedroom, one-bathroom home offers a functional layout with everything you need, including a spacious living room, in-suite laundry, and a quaint balcony. The building features a newer roof, and the balcony has also been recently re-done giving added peace of mind. The professionally managed building is quiet, well cared for, and pet-friendly with restrictions. Condo fees are an affordable \$367.23 per month and include all utilities except electricity and internet, making monthly budgeting simple. The unit also comes with a powered parking stall, plus convenient visitor parking. The location is hard to beat—close to schools, the Big Marble Go Centre, Costco, shopping, and other everyday amenities, making it easy to enjoy everything the area has to offer. With its great location, practical floor plan, affordable condo fees, and attractive price point, this is the perfect place to call home or add to your investment portfolio. Don't miss out!