

# **\$274,900 - 15, 1165 16th Street Ne, Medicine Hat**

MLS® #A2214690

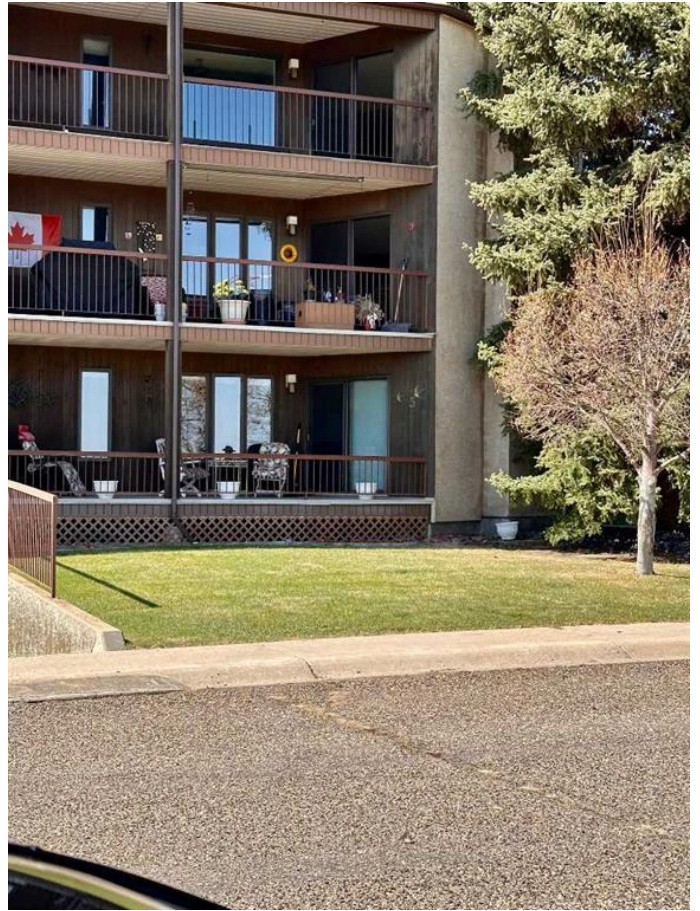
## **\$274,900**

2 Bedroom, 2.00 Bathroom, 1,296 sqft

Residential on 0.00 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to the highly sought after Country Club Estates. This beautifully updated adult-living condo is pet friendly (with restrictions) and the 40 plus age limit makes this ideal adult living especially considering the absolutely superb panoramic view of the South Saskatchewan River Valley, coulees and beyond. Located on the main floor and on a corner with no one above and only one shared wall plus lots of windows so appealingly bright. The newly and very appealing renovated well appointed eat in kitchen is cheerful and bright benefiting with 2 windows overlooking beautiful fir trees and also contains closeted washer and dryer and a pantry plus lots of counter space and very adequate cabinets and drawers and lovely tile work. The kitchen has a water filtration system. There is a spacious, yet cozy living room that enjoys an attractive wood burning fireplace and opens up to the stunning view from the oversized and private covered deck which also has access from the spacious primary bedroom (which enjoys a 4 piece ensuite). Other benefits of the private deck is that you can enjoy the scenic beauty of the Cypress Hills and local wildlife. The main bathroom features a convenient walk in shower for easy access. The second bedroom could also serve as a handy den or office if desired. There is also a storage room for your convenience. The flooring is largely updated vinyl plank with newer carpets in the bedrooms. The overall condition and



cleanliness of this suite is "as-new" and certainly in move in condition The private deck will undoubtedly offer you hours of relaxation and enjoyment as you look to the Cypress Hills or view the deer grazing nearby. For those who enjoy golf the Medicine Hat Golf and Country Club is nearby and also convenient to parks, transit, restaurants shopping and the Family Leisure Center. Two outside parking stalls with plug-ins are allocated. The property is well managed and has attractive grounds. Monthly condo fees are \$374.00 and include "Amenities of Condo, Common Area Maintenance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal". Average utilities of \$240 for past 12 months.

Built in 1986

### **Essential Information**

MLS® #	A2214690
Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	0.00
Year Built	1986
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	15, 1165 16th Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C1P7

## Amenities

Amenities	Golf Course
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Bookcases, Ceiling Fan(s), C
Appliances	Central Air Conditioner, D Washer/Dryer, Window Cove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
# of Stories	3



## Exterior

Exterior Features	Courtyard
Lot Description	Fruit Trees/Shrub(s), Gazebo, Landscaped
Roof	Asphalt Shingle
Construction	Stucco

## Additional Information

Date Listed	April 25th, 2025
Days on Market	66
Zoning	R-MD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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