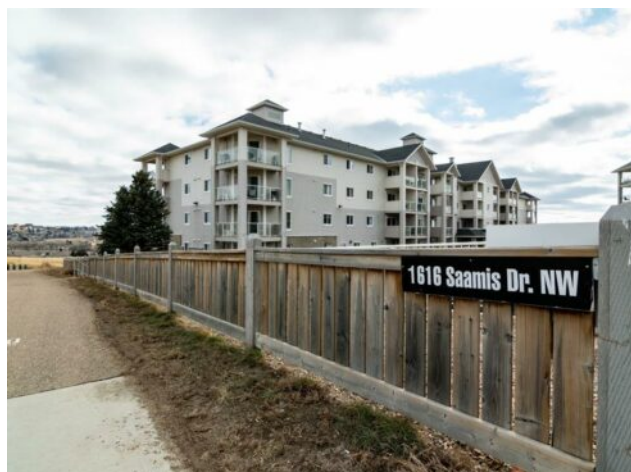


**318, 1616 Saamis Drive
Medicine Hat, Alberta**

MLS # A2223196



\$173,500

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	976 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 609
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Air Conditioner - Wall Unit

When buying a condo, you want the BEST unit available, and HERE IT IS! This 3rd-floor CORNER unit at AXCESS Condominiums offers one of the best possible views of the South Saskatchewan River and the city skyline. This 976 sq ft unit offers two generous sized bedrooms and a functional open layout with spacious livingroom and a large kitchen with ample cabinetry and a full appliance package. The primary bedroom includes a walk-through closet and 4-piece ensuite bathroom. On the other side of the unit is the second bedroom that is perfect for guests, gym space, or home office, as well as an additional 3pc bathroom. Handy in-suite laundry room with a washer and dryer included. Step outside to enjoy the incredible view from your private balcony. This unit comes with one titled underground parking stall, and plenty of guest parking readily available. The condo fees of \$609.15/month cover all utilities (gas, water, electric, and sewer) as well as all exterior maintenance, snow removal, and reserve fund contributions. Pets are allowed (with restrictions). Come enjoy a maintenance-free lifestyle at the Axxess Condos! Note - Parking stall is on a separate title with taxes at approximately \$79/year.