

**9, 512 McCutcheon Drive NW  
Medicine Hat, Alberta**

**MLS # A2274623**



**\$169,900**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	877 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 520
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Microwave Hood Fan, Dishwasher, Washer & Dryer, Split Air Conditioner, Blinds

Downsizing? Seeking affordable, low-maintenance living? Want a quiet, mature building? This 21+ condo at Valleyview Estates may be the perfect fit for you. Offering two comfortable bedrooms and a full 4-piece bathroom, this home features an open and inviting living, dining, and kitchen area. A semi-secluded deck lets you enjoy warm morning sun and partial views of the river valley - an ideal spot for coffee or quiet relaxation. Inside, you'll appreciate the convenience of in-suite laundry and numerous upgrades; a split air-conditioning unit; and a full appliance package. This care-free condo provides excellent comfort and peace of mind. The condo fees of \$520/month include water, heat, sewer, trash removal, landscaping and snow clearing, property management, reserve fund contributions, and one energized outdoor parking stall - making budgeting simple and predictable. The location is exceptional: steps from scenic hiking paths with impressive river views, plus quick access to Hwy #1 and roughly equal distance to downtown shopping, Costco, Crescent Heights Co-op, and the Big Marble Go Centre. Please call your Real Estate Agent to book a private viewing.