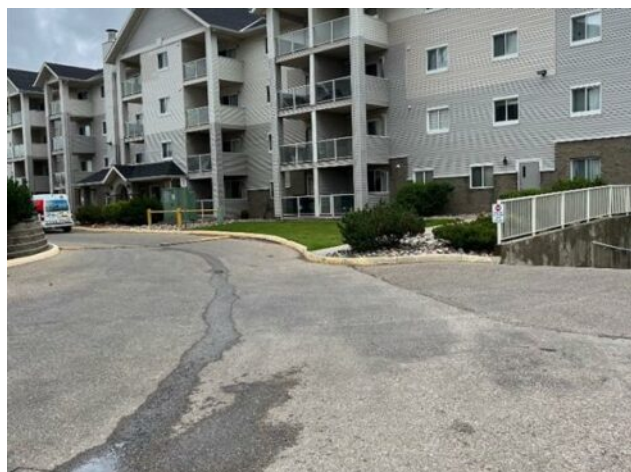


**201, 1616 Saamis Drive NW
Medicine Hat, Alberta**

MLS # A2144177



\$170,000

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	835 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 539
Basement:	See Remarks	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to Axxess Condominium, where comfort meets convenience in this Freshly painted 2-bedroom, 2-bathroom unit located on the second floor. Offering 882 sqft of well-appointed living space, this corner. The spacious foyer welcomes you into a thoughtfully designed living area with an open concept layout, perfect for modern living. The well-equipped kitchen features ample storage, and a full appliance package. Adjacent to the kitchen, the dining area and generous living room offer a comfortable space to unwind while enjoying the open space with scenic views. Sliding doors lead to a covered deck, perfect for outdoor relaxation. The primary suite includes a walk-through closet leading to a spacious 4-piece ensuite. A generously sized second bedroom and a 4-piece bath add to the convenience of this home. A separate laundry room includes a stackable washer and dryer, making everyday living easier. The unit comes with a titled parking stall in the heated underground garage, ensuring comfort in all seasons. Pets are allowed upon approval, making this an ideal home for pet owners. Monthly condo fees of \$539.53 cover common area maintenance, electricity, heat, insurance, grounds maintenance, parking, professional management, reserve fund contributions, sewer, snow removal, trash, and water. Situated on a hill just north of the South Saskatchewan River, Axxess Condominium offers easy access to beautiful natural surroundings and convenient urban amenities. The unit is located on the second floor, providing elevated views and added privacy. The western exposure ensures plenty of natural light and a pleasant living environment throughout the day. The condominium is professionally managed, ensuring that all common areas and facilities are well-maintained.