

**22, 398 16 Street NE  
Medicine Hat, Alberta**

**MLS # A2157298**



## \$138,900

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Parking Lot, Paved, Plug-In		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Garbage Collection, Heating Paid For
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

**Inclusions:** Shelves in storage room. 3 shelves on wall in dining room

Attention!! Why rent when you can own this beautiful 2 bedroom condo?? This condo would also make a great revenue property! This building has no age restrictions and allows small pets with approval. The attractive 2 bedroom, 1 bathroom condo is move in ready and features a recently updated kitchen with marble counters, kitchen craft cupboards and newer stainless steel appliances including a built in dishwasher! Some fresh paint adorns the walls of the spacious floor plan and a gas fire place compliments the living area. The well kept complex is close to schools, playgrounds, shopping and golf!! Condo fees include water, gas, sewer exterior insurance, reserve fund, garbage removal, snow removal, lawn maintenance and assigned off street parking. Call now for your private viewing, this condo won't last long!