

\$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"

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 | Colf Course |
| Parking Spaces | 2 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Ceiling Fan(s), Central Vacuum |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| 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 | 12 |
| Zoning | R-MD |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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