

207, 663 12 Street NW  
Medicine Hat, Alberta

MLS # A2235506



## \$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>	908 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.48 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Level		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage		

**Inclusions:** N/A

Charming, affordable, and move-in ready—this adorable 2-bedroom, 1-bathroom condo in NW Crescent Heights is the perfect opportunity for first-time buyers, downsizers, or investors looking for a well-maintained property. Bright and airy throughout with 908 square feet, the unit features a spacious living room with large windows and a sliding glass door that opens onto a private balcony—ideal for enjoying your morning coffee or relaxing in the evening. The adjacent dining area flows nicely into the functional galley-style kitchen, which offers ample counter space, storage, and a convenient in-unit stacking washer and dryer (purchased in 2022). The home has seen several recent updates, including fresh paint (2025), new vinyl plank flooring, a new stove (2022), and a completely renovated bathroom in 2021. Both bedrooms are generously sized with ample closet space, ensuring plenty of room for your belongings. One assigned parking stall is included, and the building is located close to schools, shopping, transit, and popular amenities like Big Marble. This well-cared-for condo combines comfort and practicality in a great location—don't miss your chance to view it!