

**314, 663 12 Street NW  
Medicine Hat, Alberta**

**MLS # A2255473**



# \$124,800

<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>	710 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 299
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Window A/C (wall unit NEW (2025) Fridge, stove, hood fan, , window coverings, stackable washer/dryer (NEW DECEMBER 2024)

EXCELLENT, AFFORDABLE 710 sq ft 1 BDRM 1 BATH CONDO IS THE PERFECT OPPORTUNITY TO OWN INSTEAD OF RENTING, OR WOULD BE A GREAT REVENUE INVESTMENT! PETS ARE ALLOWED (with restrictions) and is a quick drive to most amenities! The layout is well thought out with a spacious living room, galley style kitchen that has plenty of cabinets and the insuite laundry includes a NEW STACKABLE WASHER/DRYER (Dec 2024). Balcony looks out over the north side, and the BONUS is the NEWER WINDOWS and NEWER PATIO DOORS! The unit is hot water heated, & the condo fee is ONLY \$298.87 and covers everything except electricity and solid waste. The parking is assigned, so you will always have your very own parking stall. GREAT CONDO & GREAT VALUE! Call today!