

**9, 512 McCutcheon Drive NW  
Medicine Hat, Alberta**

**MLS # A2274623**



**\$169,900**

**Division:** Northwest Crescent Heights

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 877 sq.ft. **Age:** 1969 (57 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 520

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Wood Frame

**Zoning:** R-MD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Fridge, Stove, Microwave Hood Fan, Dishwasher, Washer & Dryer, Split Air Conditioner, Blinds

Downsizing? Seeking affordable, low-maintenance living? Want a quiet, mature building? This 21+ condo at Valleyview Estates may be the perfect fit for you. Offering two comfortable bedrooms and a full 4-piece bathroom, this home features an open and inviting living, dining, and kitchen area. A semi-secluded deck lets you enjoy warm morning sun and partial views of the river valley - an ideal spot for coffee or quiet relaxation. Inside, you'll appreciate the convenience of in-suite laundry and numerous upgrades; a split air-conditioning unit; and a full appliance package. This care-free condo provides excellent comfort and peace of mind. The condo fees of \$520/month include water, heat, sewer, trash removal, landscaping and snow clearing, property management, reserve fund contributions, and one energized outdoor parking stall - making budgeting simple and predictable. The location is exceptional: steps from scenic hiking paths with impressive river views, plus quick access to Hwy #1 and roughly equal distance to downtown shopping, Costco, Crescent Heights Co-op, and the Big Marble Go Centre. Please call your Real Estate Agent to book a private viewing.