

**12, 512 McCutcheon Drive NW  
Medicine Hat, Alberta**

**MLS # A2278768**

# \$189,000



<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>	822 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** kitchen hutch/pantry, electric fireplace

This is a top floor corner condo unit offering an unobstructed panoramic view of the South Saskatchewan river and the south end of the city. This immaculately maintained apartment is awash in natural light and shows two ample bedrooms, a nicely laid out kitchen and dining area, a spacious living room, a 4-piece bath and a convenient laundry/storage room. It comes with a complete appliance package: refrigerator, stove, dishwasher, built-in microwave and stackable washer/dryer. In 2025 new laminate flooring was installed in both bedrooms, the entire apartment was repainted (including the baseboards) and classy cellular curtains were positioned on all windows. Also included in the purchase price is a convenient kitchen hutch/pantry, electric fireplace, 3 ceiling fans, keyless unit door entry and an assigned parking stall with a plug-in. The monthly condo fee of \$499 includes landscaping, snow removal, reserve fund contribution, insurance, common area maintenance, property management, trash removal, water, heat and sewer. Valley View Estates is across the street from walking/biking paths, close to many amenities, and just a short drive to the Big Marble Go Center, Heights Rec Center and Co-op Place. It is pet friendly (with restrictions and board approval) and owners must be at least 21 years of age.