# \$155,000 - 403, 1616 Saamis Drive Nw, Medicine Hat

MLS® #A2140131

## \$155,000

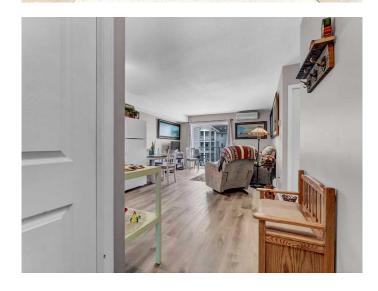
2 Bedroom, 1.00 Bathroom, 697 sqft Residential on 0.00 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Come and check out this immaculate 2 bedroom / 1 full bathroom top floor unit in Axxess Condos which the owner has kept in tip top shape! . Unit 403, 1616 Saamis Drive NW is located beside Highway 1, just a few minutes drive to the College and all that Medicine Hat has to offer. These units are NOT age restricted, so perfect for those starting on their first time buyer home journey, or for revenue buyers looking to add to their rental portfolio. The unit has a decent sized kitchen, dining and living room, along with a covered NW facing balcony. Modern paint colours and vinyl plank flooring, as well as comfy carpet in both bedrooms. Being a 4th floor unit, you have the comfort of knowing there will be no noisy neighbours above you! All appliances stay, (however the seller discloses the dishwasher has never worked) and also includes all window coverings, stackable washer & dryer, and wall air unit. One parking stall located very close to the elevator in the underground heated and secured parking garage, which is title separately for a nominal annual fee of \$80 based on 2024. A small pet is allowed in Axxess condos, with approval by the condo board. Monthly condo fees are \$480.11 which includes ALL utilities. Property Taxes for 2024 are \$1176. Make an appointment to view this spotless unit today!







## **Essential Information**

MLS® # A2140131 Price \$155,000 Sold Price \$150,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 697
Acres 0.00
Year Built 2006

Type Residential
Sub-Type Apartment
Style Apartment

Status Sold

## **Community Information**

Address 403, 1616 Saamis Drive Nw Subdivision Northwest Crescent Heights

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1C 4X2

#### **Amenities**

Amenities Elevator(s), Secured Parking, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Titled, Underground

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked

Heating Baseboard Cooling Wall Unit(s)

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed June 11th, 2024
Date Sold June 17th, 2024

Days on Market 6

Zoning R-MD HOA Fees 0.00

# **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.