

# \$189,900 - 401, 1616 Saamis Drive Nw, Medicine Hat

MLS® #A2150069

**\$189,900**

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

This unit is in excellent condition, featuring newer flooring and a fresh coat of paint throughout. The entryway, with its durable vinyl tile flooring, is spacious and includes a double closet for ample storage. The kitchen is generously sized with plenty of counter space, and an open layout that seamlessly connects to the dining and living areas.

From the living room, double sliding doors open to a large corner deck that offers lovely views to the north and east, including the downtown skyline. The primary bedroom is well-sized, with a walk-through closet leading to a private 4-piece bathroom. The second bedroom is also roomy and conveniently located near the second full bathroom.

The laundry room includes a newer full-sized stackable washer and dryer and provides some extra storage space. Being a top-floor corner unit, you'll enjoy peace and quiet with no neighbours above and only one adjoining side, as well as the benefit of excellent views.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2150069  |
| Price      | \$189,900 |
| Sold Price | \$180,000 |
| Bedrooms   | 2         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 835         |
| Acres          | 0.00        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 401, 1616 Saamis Drive Nw  |
| Subdivision | Northwest Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1C 4X2                    |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Party Room, Visitor Parking |
| Parking Spaces | 1                           |
| Parking        | Stall, Underground          |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                       |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer<br>Stacked, Window Coverings |
| Heating           | Baseboard                                                                                         |
| Cooling           | Central Air                                                                                       |
| # of Stories      | 4                                                                                                 |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | See Remarks           |
| Construction      | Concrete, Wood Frame  |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | July 17th, 2024   |
| Date Sold   | August 15th, 2024 |

|                |        |
|----------------|--------|
| Days on Market | 29     |
| Zoning         | R-MD   |
| HOA Fees       | 539.00 |
| HOA Fees Freq. | MON    |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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