

\$259,900 - 15, 1165 16 Street Ne, Medicine Hat

MLS® #A2181337

\$259,900

2 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 0.00 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Welcome to Country Club Estates, where you can enjoy exceptional value and breathtaking, direct views of the South Saskatchewan River Valley and the stunning coulees. This desirable adult living space, with a 40-plus age limit, offers both comfort and serenity. Located on the main floor, this unit features 1306 square feet of living space, starting with a large entry that leads into an inviting, open-concept dining and living area, complete with a cozy wood-burning fireplace and access to a spacious covered deck—perfect for enjoying the panoramic views.

To the left of the entry is a fully renovated kitchen, showcasing beautiful two-tone cabinets and new laminate countertops. As an end unit, the kitchen boasts two generously sized windows, providing ample natural light. The eat-in kitchen also includes the added convenience of an in-suite washer and dryer setup. From the living room or the private primary bedroom, you can step out onto the expansive deck, where you can savor your morning coffee while soaking in the picturesque view. The large primary bedroom also features a four-piece ensuite for privacy and comfort.

The main bathroom includes a walk-in shower for easy access, and the second bedroom is versatile enough to serve as a den or office space. For additional storage, a separate room



is available to keep seasonal items or luggage out of sight. Beautiful new vinyl plank flooring flows throughout the suite, with plush carpeting in the bedrooms. The private deck offers a perfect space for relaxing, where you can enjoy the scenic beauty of the Cypress Hills and watch local wildlife, such as deer, nearby.

The location is ideal, with walking and biking trails, parks, golf courses, transit options, and the Family Leisure Center all within minutes. Restaurants and shopping are also nearby, making this a convenient place to call home. Two assigned outdoor parking stalls with plug-ins are included, and for golf enthusiasts, the course is just a short drive away. Additionally, this pet-friendly condo is board-approved for pets, offering a rare opportunity in Medicine Hat.

Built in 1986

Essential Information

MLS® #	A2181337
Price	\$259,900
Sold Price	\$259,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	0.00
Year Built	1986
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	15, 1165 16 Street Ne
Subdivision	Northeast Crescent Heights

City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C1P7

Amenities

Amenities	Picnic Area, Party Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Central Vacuum, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Mixed

Additional Information

Date Listed	November 27th, 2024
Date Sold	December 11th, 2024
Days on Market	14
Zoning	R-MD
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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