



GRASSROOTS
REALTY GROUP

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207 Southlands Pointe SE Medicine Hat, Alberta

MLS # A2229977



\$225,000

Division:	Southland		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	957 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 343
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Tankless Hot Water		

Inclusions: NA

Welcome to 207 Southlands Pointe—a bright and spacious 2-bedroom, 2-bathroom condo located in a vibrant, convenient area of Medicine Hat. This well-maintained home offers comfort, functionality, and two fantastic outdoor spaces to enjoy your mornings and evenings. The large front deck, complete with a secure storage room, is perfect for coffee, BBQs, or relaxing with friends, while the second private deck offers a quiet spot to unwind at the end of the day. Inside, you'll find a welcoming open-concept layout featuring a modern kitchen with granite countertops, ample cabinet space, black appliances, a built-in microwave, and a stacked washer/dryer. This unit is filled with natural light and also includes central A/C and an on-demand hot water heater for year-round comfort and energy efficiency. Located just steps from shopping, walking paths, and a nearby park, this condo offers easy living in one of Medicine Hat's sought-after communities. Whether you're a first-time buyer, downsizing, or investing, this is a great opportunity. Book your private showing today—call your favourite REALTOR!