



GRASSROOTS
REALTY GROUP

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**306 Northlands Pointe NE
Medicine Hat, Alberta**

MLS # A2231685



\$194,800

Division:	Northeast Crescent Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,045 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage, Walk-In Closet(s)		

Inclusions: OTR Hood Fan, Central Air

Welcome to this charming two-storey upper-level condo in NE Crescent Heights, a peaceful and convenient area of Medicine Hat. Perfect for first-time buyers or investors, this well-maintained unit features 2 bedrooms and 2 bathrooms, including a spacious primary suite with a walk-in closet. The main level offers an open-concept kitchen and dining area, highlighted by beautiful beige granite countertops, and leads directly to a private balcony—complete with a storage unit for added convenience. Enjoy year-round comfort with central air conditioning. This pet-friendly complex (with restrictions) has no age restrictions and includes two assigned parking stalls, with one located directly in front of the unit for added ease, plus additional visitor parking available. Located close to schools, parks, shopping, public transit, and just minutes from the Big Marble Go Centre, it's a fantastic opportunity to enjoy comfortable living in a quiet, family-friendly neighborhood. Don't miss your chance to own this functional home. Contact a real estate agent today!