



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 6 Northlands Lane NE Medicine Hat, Alberta

**MLS # A2232214**



# \$199,900

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Northeast Crescent Heights |               |                   |
| <b>Type:</b>     | Residential/Five Plus      |               |                   |
| <b>Style:</b>    | Bungalow                   |               |                   |
| <b>Size:</b>     | 680 sq.ft.                 | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                      |               |                   |
| <b>Lot Size:</b> | -                          |               |                   |
| <b>Lot Feat:</b> | See Remarks                |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | \$ 217 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                       | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, No Smoking Home, See Remarks |                   |        |

**Inclusions:** TV wall mount

This beautifully updated ground-level 2-bedroom unit offers true bungalow living in a well-managed complex with affordable condo fees. Step inside to a bright, modern space featuring brand-new stainless steel appliances, a renovated kitchen with white cabinetry, tile backsplash, under-cabinet lighting, and an RO system, garburator and built in soap dispenser. The open floor plan is perfect for low-maintenance living, with new paint throughout, upgraded LED lighting with adjustable tone, and stylish custom window coverings, including motorized blinds in the living room. Enjoy the convenience of in-suite laundry with a brand-new full-size stacking washer/dryer, plus a new hot water tank (2022) and Ring doorbell for added peace of mind. The layout includes two comfortable bedrooms, with the primary offering direct access to the updated 4pc bath. Relax on your front patio overlooking green space, with extra storage just steps away and one assigned parking stall plus ample guest parking nearby. Whether you're looking to downsize, buy your first home, or add to your rental portfolio, this turn-key unit is move-in ready and shines with pride of ownership!