



GRASSROOTS
REALTY GROUP

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

MLS # A2234161



\$219,900

Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,058 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	None	Utilities:	-
Features:	Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, ac unit

This bright and welcoming 2-storey corner unit offers a functional layout and plenty of natural light. The main floor features a well-equipped kitchen with a full appliance package, granite countertops, maple cabinetry, and convenient bar seating that flows into the spacious dining area. The owners have transformed where a 2-piece bathroom could go, into a thoughtfully designed pantry, providing excellent additional storage. The plumbing remains intact, offering the option to convert it back into a bathroom if desired. Upstairs, you'll find two generously sized bedrooms, including a primary bedroom with a walk-in closet and upgraded blinds. Neutral colors throughout create a warm, move-in-ready atmosphere. Enjoy the convenience of two dedicated front parking stalls, a private rear balcony with additional storage, and low-maintenance living. Ideally located close to schools, parks, shopping, public transit, and the Family Leisure Centre, this home is perfect for first-time buyers, downsizers, or investors.