



GRASSROOTS
REALTY GROUP

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**78 Northlands Lane NE
Medicine Hat, Alberta**

MLS # A2237665



\$199,900

Division:	Northeast Crescent Heights		
Type:	Residential/Other		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

MOVE IN READY AFFORDABLE CONDO ! Check out this freshly painted 2 bedroom , 1 bathroom , MAIN FLOOR unit. This is a great opportunity to get into the market and start owning not renting! The layout includes an eat-in kitchen , separate living room , 2 good sized bedrooms , a combined bathroom / laundry room, an attached storage unit , and 2 PARKING STALLS right out the front door. There is a full appliance package including a BRAND NEW DISHWASHER and a BRAND NEW A/C (both in July 2025) . The furnace motor was replaced in 2023, and a new toilet was installed in 2024. This professionally managed condo has an affordable fee of only \$276.00 / month (2025) which also includes heat and water! Electricity, Sewer, and delivery charge fees are billed separately. Pets are allowed with restrictions. Quick possession available!