



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2240479**



**\$219,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Central Air Conditioner, Window Coverings, Washer, Dryer, Dishwasher, Microwave Hood Fan, Refrigerator, Stove

Welcome to 171 Northlands Pointe NE – Affordable, Spacious, and Move-In Ready! This charming 3-bedroom, two-storey townhouse-style condo offers the perfect blend of comfort and convenience. New vinyl flooring throughout main floor! Whether you're a first-time buyer, growing family, or looking to downsize, this well-designed home checks all the boxes. Step inside to a bright front living room with a large window that fills the space with natural light. The kitchen offers plenty of cabinetry and flows seamlessly into the spacious dining area, which opens to your own private covered deck—a perfect spot for morning coffee or relaxing in the shade. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find three bedrooms, including a primary suite with a walk-in closet, as well as a full 4-piece bathroom and the added bonus of upstairs laundry for ultimate ease. Located in a family-friendly neighbourhood, close to parks, schools, shopping, and public transit—this home offers fantastic value in a great location. Don't miss out—book your private tour today! Average Utilities are \$130/Month.