



GRASSROOTS
REALTY GROUP

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132 Southlands Pointe SE Medicine Hat, Alberta

MLS # A2240552



\$229,900

Division:	Southland		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	962 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Few Trees, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Life Breathe Heat Recovery, Central Air, OTR Microwave

Offered for the very FIRST TIME on the market, this 3-bedroom, 2-bathroom main-floor condo is a rare find in one of the most private and desirable locations within Southlands Pointe. Tucked away facing the pond and playground, this unit offers a calm, scenic backdrop and a sense of space that feels more like a retreat than a typical condo. As you enter, you'll appreciate the covered front patio by the entrance—a welcoming spot to relax and enjoy peaceful views before stepping inside. The interior is filled with natural light streaming through large windows, featuring an open and thoughtfully designed layout that feels warm and inviting. The bright living area flows seamlessly into a well-appointed kitchen, and dining area, the space is perfect for both everyday living and entertaining. Some Key highlights of the kitchen are the gorgeous granite counters, white subway tile backsplash and a new dishwasher, The primary bedroom is a cozy haven with a walk-in closet and its own 3-piece ensuite with upgraded toilet and walk-in shower, while two additional bedrooms offer flexibility for guests, kids, or a home office. Being on the main level, you'll enjoy the convenience of no-stairs access—ideal for all ages and lifestyles. Additional perks include TWO PARKING STALLS (One Titled with plug in), and a separate storage unit for added convenience. The building is pet-friendly (with restrictions) and has no age restrictions, making it suitable for a wide range of buyers. Situated in the heart of Southlands, you're just steps from everything—shopping, restaurants, coffee shops, schools, walking trails, and more. It's a location that perfectly balances tranquility with accessibility. Whether you're a first-time home buyer or downsizer ready to find your perfect place or an investor

seeking a high-demand property, this condo offers an exceptional blend of comfort, lifestyle, and value. Don’t miss this opportunity–contact your real estate agent today to schedule a private showing!