



GRASSROOTS
REALTY GROUP

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

MLS # A2243569



\$232,000

Division:	Northeast Crescent Heights		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Fridge, Stove, Micro hood fan, Dishwasher, Washer, Dryer

Welcome to this charming and thoughtfully designed ground-floor condo bungalow, perfectly positioned to offer stunning prairie views and breathtaking sunsets from your dining area. With no neighbors behind you, this quiet corner unit in the complex ensures privacy and tranquility. This two-owner home is impeccably maintained and features a versatile layout. One of the bedrooms, with elegant double French doors, is ideal as an office or den if a third bedroom isn't needed. The kitchen is both functional and stylish, showcasing beautiful black granite countertops, a breakfast bar, and ample maple cabinetry. The spacious master bedroom offers a private 4-piece ensuite, while the second bedroom has been freshly repainted and is adjacent to another 4-piece bathroom. This unit includes two assigned parking stalls and is conveniently located near all amenities, including shopping, schools, the Big Marble Centre, parks, walking trails, restaurants, and the Co-op grocery store. Newer flooring throughout, fresh paint, and some newer appliances! This is an exceptional opportunity for those looking to downsize and embrace a low-maintenance lifestyle, free from lawn care and snow shoveling. Don't miss out—schedule your viewing today!