



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2244813**



**\$225,000**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 289
<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>	Granite Counters		

<b>Inclusions:</b>	N/A
--------------------	-----

Sought-after bungalow condo in Northlands Pointe! This spacious 3-bedroom, 2-bathroom end-unit bungalow offers the perfect blend of comfort, style, and convenience. Thoughtfully designed for easy living, this home features an open-concept layout with granite countertops, ample cabinetry, and a functional kitchen space ideal for everyday living or entertaining guests. Enjoy the privacy of a primary bedroom with a full en suite, plus two additional bedrooms perfect for family, guests, or a home office. Step outside to your large private patio, a perfect spot to unwind and relax. This unit comes with two dedicated parking stalls and the benefit of affordable condo fees at just \$288.92, which include water and gas—a rare find! Located just minutes from parks, schools, and the Big Marble Go Centre, this home places you in the heart of convenience. Whether you're downsizing, investing, or buying your first home, this condo checks all the boxes. Don't miss your opportunity to own one of Northlands Pointe's most sought-after bungalow units—book your viewing today!