



GRASSROOTS
REALTY GROUP

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

222 Northlands Pointe NE Medicine Hat, Alberta

MLS # A2246609



\$217,900

Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Affordable Living in a Prime Location – 222 Northlands Pointe NE Welcome to this well-maintained 2-bedroom, 1.5-bathroom unit in Northlands Pointe NE — an ideal opportunity for first-time buyers or savvy investors! This home offers comfortable living with no rear neighbours, backing directly onto an open field for added privacy and tranquility. Enjoy two parking stalls right out front, making everyday convenience a breeze. The open-concept kitchen and dining area flows seamlessly to a private patio, complete with access to a spacious outdoor storage room. Situated in a family-friendly community, you're just minutes from schools, shopping, and the Big Marble Go Centre, making this a central and desirable location. Condo fees of just \$276.06/month cover all utilities except electricity, making budgeting easy. Whether you're stepping into the market or adding to your rental portfolio, this is a perfect blend of value, location, and low-maintenance living.