



GRASSROOTS
REALTY GROUP

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12 Northlands Pointe Medicine Hat, Alberta

MLS # A2247452



\$223,500

Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	961 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	r-md
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, Kitchen Island, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Discover the perfect blend of comfort and affordability in this fantastic two-bedroom condo in Northlands! Recently renovated, this bright and inviting space is ideal for first-time homebuyers or investors looking for a smart opportunity. Enjoy the convenience of a laundry area right off the master bedroom, along with two well-appointed bathrooms—one four-piece and one two-piece—making everyday living a breeze. Step outside to your awesome deck, perfect for sipping your morning coffee or unwinding in the evening while you barbecue. With fresh paint, some new flooring, and modern lighting throughout, this move-in ready condo feels fresh and welcoming. Utilities are hassle-free, with everything covered except electricity. The stainless steel appliances, all under four years old, add a modern touch to the kitchen. Situated close to shopping, parks, schools, and public transit, this location is incredibly convenient. Plus, with a new hot water tank installed in 2022, you can enjoy peace of mind. The condo includes 2 parking stalls one outside your door and a larger one not far away. This is an exciting opportunity to own a clean and nice property -don't let it pass you by!