



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2259008**



**\$229,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 308
<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>	Ceiling Fan(s), Granite Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV Mounts, Attached Shelving, Blinds, Curtain Rods

This immaculate 2 storey condo offers the perfect mix of comfort, convenience, and low-maintenance living. Step inside to a bright and welcoming main floor featuring a spacious living room, a stylish kitchen with granite countertops, and a super functional pantry with unique pull-outs tucked cleverly by the stairs—a smart use of space that you’ll love. The dining area flows seamlessly to the back deck, where you’ll enjoy prairie views and a private, lockable storage space. A handy 2 pc bathroom completes the main level. Upstairs, you’ll find 3 comfortable bedrooms, a 4 pc bathroom, and in-suite laundry for added ease. Beautiful vinyl flooring runs throughout both levels, giving the entire home a fresh, modern feel. Additional perks include two dedicated parking stalls, low monthly condo fees, and a location that’s tough to beat. This home is in walking distance to grocery stores, shopping, a pharmacy, and the Big Marble Go Centre. Whether you’re a first-time buyer, downsizing, or looking for a revenue property, this condo checks all the boxes.