



**GRASSROOTS**  
REALTY GROUP

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**142 Southlands Pointe SE**  
**Medicine Hat, Alberta**

**MLS # A2259233**



**\$215,000**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	2010 (15 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, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 326
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** NA

Main floor corner unit &ndash; first time on the market in Southlands Pointe! This functional 3-bedroom, 2-bathroom condo is on the ground level, offering easy access to your assigned parking, which includes an electrical plug-in. Sunlight fills the open-concept living area, seamlessly connecting to the kitchen featuring black granite countertops and a sleek black appliance package. The primary bedroom includes a private ensuite, while the second and third bedrooms provide flexible space for guests, a home office, or personal needs. A dedicated storage room keeps everything organized and easily accessible. Enjoy single-level convenience with no stairs to navigate. Pets are welcome with restrictions, making this home adaptable to your lifestyle. Located in a vibrant community, you're minutes from shops, restaurants, schools, and parks&mdash;combining convenience with recreational opportunities. This condo is move-in ready&mdash;book your showing today!