GRASSROOTS REALTY GROUP

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

208 Northlands Pointe NE
Medicine Hat, Alberta

MLS # A2265908

$224,800

Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,159 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	3	**Baths:**	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	$ 308
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-MD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, window coverings, central a/c

Located in Northlands Pointe, this affordable three-bedroom corner unit offers a practical two-storey layout with great proximity to nearby amenities. The main floor features a bright living room, a kitchen with granite counters and a full appliance package including fridge, stove and a newer stainless steel dishwasher, a dining area, and a convenient 2-piece bathroom. Patio doors lead to a north-facing balcony with no neighbours behind, plus there’s a handy storage room just off the balcony. Upstairs hosts three bedrooms, including a primary with a walk-in closet, a good-sized 4-piece bathroom, and laundry with a washer and dryer that are only two years old. Additional updates include a hot water tank (approx. 5 years old) and central A/C installed in 2017. Condo fees are $308.16/month and include two parking stalls, water and gas. An affordable low-maintenance option, perfect for first-time buyers, investors or anyone looking to simplify home ownership. Call today to view!

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