



GRASSROOTS
REALTY GROUP

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124 Northlands Pointe NE
Medicine Hat, Alberta

MLS # A2272852



\$219,900

Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,073 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, otr microwave, a/c, shelving in laundry and storage

END UNIT CONDO WITH A VIEW—PLUS 2 PARKING STALLS (1 ELECTRIC)! Tucked into a very quiet corner of the complex, this well-maintained and truly loved end unit offers comfort, convenience, and beautiful prairie views. You're welcomed by a spacious entrance that flows into a cozy living room and a generously sized kitchen/dining area. The kitchen features abundant cabinetry and counter space, complete with granite countertops. The main floor also includes additional storage under the stairs, a convenient 2-piece bathroom, and access to a private deck with extra storage and sweeping views of the open prairies. The upper level offers two good-sized bedrooms, including one with a walk-in closet, an upper-level laundry area, plenty of storage, and a large 4-piece bathroom. Condo fees of \$276.06 cover heat, water, trash, snow removal, grounds maintenance, professional management, and reserve fund contributions. This pet-friendly complex (with board approval) has no age restrictions. Located within walking distance to a grocery store, pharmacy, gas station, and the Big Marble Go Centre, this home offers exceptional convenience. At a great price and in a fantastic location, you can finally enjoy the maintenance-free lifestyle you've been looking for.