



**37 Northlands Lane NE  
Medicine Hat, Alberta**

**MLS # A2293547**



**\$199,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 279
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Google Nest Thermostat

Welcome home to your home in Northlands Villas! This 2 bed, 1 bathroom top floor end unit condo is vacant and ready for immediate possession. Entering the unit, you are welcomed by a cozy living room area with dark brown laminate floors. The adjacent kitchen features a stainless steel appliance package, maple cabinets, white vinyl-tile flooring that naturally flows from the kitchen into the dining area. The dining area of this unit is uniquely designed with tons of extra cabinets for storage and a built-in desk space. The dining area backs onto a spacious back patio with an indoor storage area. The spacious primary bedroom has a jack and jill door directly into the shared 4 pc bathroom. In the hallway you will find the laundry area with a washer and dryer, the utility closet with the furnace and hot water tank (2023), and Google Nest thermostat . This unit comes with 2 assigned parking stalls. The condo fees are \$282 a month and includes heat, water, exterior maintenance, reserve fund contributions and trash - making it the perfect investment for buyers or investors.