



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

MLS # A2293818



\$219,500

Division:	Southland		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	954 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Storage		

Inclusions: Stacked Washer and Dryer, OTR Hood, Central AC, On-Demand Hot Water Heater

Offered for the first time by its original owners, this top-floor end unit condo townhouse presents an excellent opportunity for first-time buyers or investors. Featuring 3 bedrooms and 1 bathroom, this home is thoughtfully laid out and move-in ready. The interior has been freshly painted throughout and features granite countertops in the kitchen along with modern finishes, creating a clean and updated feel. Enjoy on-demand hot water, a newer AC unit (2025), and the convenience of a stacked washer and dryer in-unit, while a front patio offers a comfortable outdoor space. Storage is included, with the furnace located in the storage unit to maximize living space. Residents benefit from an assigned parking stall, visitor parking, and bicycle storage. Situated in a well-established community, this home is just minutes from shopping, dining, parks, and schools, with quick access to major roads. Contact a real estate agent today to schedule a showing and experience this move-in ready condo.