

**56 Northlands Pointe NE  
Medicine Hat, Alberta**
**MLS # A2213698**


# \$214,900

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, microwave - BI, garburator, washer, dryer, window coverings, ac unit, small chest freezer

This charming 3-bedroom condo offers comfortable and functional living, perfect for first-time homebuyers or a great revenue property opportunity. All three bedrooms are conveniently located on the upper floor, including a spacious primary bedroom complete with a walk-in closet. The upper level also features a well-appointed 4-piece bathroom. The main level boasts a bright and open kitchen, generous dining area, and a convenient powder room. Just off the entryway, you'll find a spacious living room that's ideal for relaxing or entertaining family and friends. Step outside to enjoy your private patio, which includes extra storage space. Don't miss your chance to view this inviting and affordable home, whether you're starting out or investing, this property is ready to be made your own!