

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

**MLS # A2246576**



**\$188,500**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	877 sq.ft.	<b>Age:</b>	2005 (20 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<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>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** C/A, fridge, stove, B/I dishwasher, microwave, washer, dryer, blinds, hood fan

THIS AFFORDABLE (PET FRIENDLY) 877sq ft 2 BDRM 1 BATH UPPER LEVEL UNIT IS AN EXCELLENT OPPORTUNITY TO OWN INSTEAD OF RENTING! IT'S THE PERFECT CHOICE FOR FIRST TIME BUYERS OR REVENUE SEEKERS! This upper level condo means no one above so it's quieter! Close to all amenities including shopping,schools,parks,transit, Leisure Center and it could be a quick possession as well.The layout is well thought out with spacious kitchen/ maple cabinets, pantry,full appliance package,(NEW DISHWASHER 2025 and the dining area has lots of natural light. Completing this home are 2 good sized bedrooms, laundry, and 4 pc bathroom. There's also a flexible nook area that is a perfect computer or play area. Recent maintenance includes: Furnace ducts cleaned June 2025; New plumbing for the washing machine; furnace motherboard/blower motor was replaced in July 2025 and the A/C was serviced in July 2025. This condo boasts TWO PARKING STALLS,and the monthly fees of only \$279 include gas,water,garbage,exterior maintenance, and reserve fund contributions. CALL TODAY!