

**208 Northlands Pointe NE
Medicine Hat, Alberta**
MLS # A2265908

\$217,500


Division: Northeast Crescent Heights

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,159 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Stall

Lot Size: -

Lot Feat: No Neighbours Behind

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Shingle

Condo Fee: \$ 308

Basement: None

LLD: -

Exterior: Vinyl Siding

Zoning: R-MD

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, window coverings, central a/c, all doors

Located in Northlands Pointe, this affordable three-bedroom corner unit offers a practical two-storey layout with great proximity to nearby amenities. The main floor features a bright living room, a kitchen with granite counters and a full appliance package including fridge, stove and a newer stainless steel dishwasher, a dining area, and a convenient 2-piece bathroom. Patio doors lead to a north-facing balcony with no neighbours behind, plus there's a handy storage room just off the balcony. Upstairs hosts three bedrooms, including a primary with a walk-in closet, a good-sized 4-piece bathroom, and laundry with a washer and dryer that are only two years old. Additional updates include a hot water tank (approx. 5 years old) and central A/C installed in 2017. Condo fees are \$308.16/month and include two parking stalls, water and gas. An affordable low-maintenance option, perfect for first-time buyers, investors or anyone looking to simplify home ownership. Call today to view!