

## 208 Northlands Pointe NE Medicine Hat, Alberta

**MLS # A2265908**


# \$217,500

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	2007 (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>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 308
<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>	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!