

44 Northlands Pointe NE
Medicine Hat, Alberta

MLS # A2225220



\$219,900

Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Whether you're a first-time home buyer or a savvy investor, this charming condo offers the perfect opportunity for low-maintenance living at an unbeatable price. Step inside to a bright and welcoming main floor featuring a cozy living room, a well-equipped kitchen with a sleek stainless steel appliance package, a dining area with access to your private deck, a 2-piece bathroom, and a utility room for added convenience. Upstairs, you'll find three generously sized bedrooms, a full 4-piece bathroom, and a thoughtfully located laundry room to make daily living a breeze. Enjoy two assigned parking stalls and affordable condo fees of just \$308.17/month. This home is pristinely clean and truly move-in ready! Don't miss out—book your private showing with your favourite REALTOR® today!