

**182 Northlands Pointe NE  
Medicine Hat, Alberta**

**MLS # A2230830**



**\$225,000**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	2007 (18 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>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MD-R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
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Explore this beautiful three-bedroom, 1.5 bath two-story condo in the desirable NE Crescent Heights neighborhood. As you enter, you're welcomed by a bright and spacious living room with lots of natural light from the south facing windows. The well-equipped kitchen boasts granite countertops and a full set of appliances and opens into a cozy dining area, which leads to a private, north facing covered deck through patio doors—ideal for relaxing outdoors. Beside the deck is a handy enclosed 6.5' x 4.5' storage area. The main floor also features a storage area under the stairs, as well as a convenient half bath for added comfort. Upstairs are three inviting bedrooms (primary has a good sized walk-in closet), a four-piece bathroom, and a handy laundry area on the same level. With affordable condo fees at \$308.16 covering grounds upkeep, snow removal, and all utilities except electricity, this property offers great value. Two parking stalls are also assigned to the unit. A brand new A/C unit was also just updated in April of this year. The condo's prime location puts you just steps away from walking trails, schools, shopping, and the Big Marble Go Centre.