

292 Northlands Pointe NE Medicine Hat, Alberta

MLS # A2209550



\$199,500

Division:	Northeast Crescent Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,052 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Other, Rectangular Lot, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: OTR Hood Fan

Step into this inviting 2-bedroom, 1.5-bathroom upper-level condo, perfectly suited for first-time home buyers or investors. Located in a quiet and convenient area of NE Medicine Hat, you're just minutes from schools, parks, shopping, and public transit. This home is filled with natural light from large windows facing East and West, creating a warm and welcoming atmosphere. The bright living room offers a cozy space to unwind, while the open kitchen and dining area—featuring black granite countertops and a full appliance package—lead out to a private balcony—perfect for enjoying fresh air, sunshine and sunsets. There's also a convenient storage room located on the patio. Upstairs, both bedrooms are a good size, with the primary bedroom featuring a walk-in closet. Enjoying the convenience of in-suite laundry on the upper level and the bonus of two assigned parking stalls. Plus, you're just minutes away from the Big Marble GO Centre, offering great recreational opportunities and community events nearby. Additional highlights include black granite countertops in the bathrooms as well, and a new hot water tank installed in 2023. With low-maintenance living in a desirable neighbourhood, this condo is a fantastic place to call home or a smart addition to your investment portfolio. Available for quick possession! Don't miss out—book your showing with a real estate agent today!