



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

MLS # A2305528



\$229,900

Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	None	Utilities:	-
Features:	Granite Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave OTR, washer, dryer, window coverings (blinds, drapes, rods), AC unit

Excellent opportunity for first-time buyers, families, or investors! This beautifully updated 2-bedroom, 2-bathroom upper-level condo showcases pride of ownership throughout and features brand new laminate flooring, fresh modern paint, and tasteful updated light fixtures—giving the home a clean, contemporary feel from top to bottom. Ideally located within walking distance to shopping, schools, parks, transit, and the Big Marble Go Centre, this home offers both comfort and convenience. The main floor features a cozy living room that is well lit with natural light from the large picture window off the front, a well-designed kitchen with ample cabinetry and granite countertops with sit up eating off the peninsula, and a spacious dining area highlighted by a lovely prairie view. A convenient 2-piece bathroom and access to the private balcony—complete with additional storage—complete the main level. Upstairs, you’ll find two spacious bedrooms, including a primary bedroom with a walk-in closet. A 4-piece bathroom and in-suite laundry add to the functionality of the upper floor. Move-in ready and low maintenance, this property includes two assigned parking stalls. Condo fees of \$276.06/month cover water, gas, exterior insurance, reserve fund contributions, professional management, snow removal, and landscaping.