



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

**MLS # A2307710**



**\$224,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Guest, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<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>	\$ 276
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, See Remarks		

**Inclusions:** Fridge, stove, dishwasher, central a/c, washer, dryer

2 Bedrooms , 2 Bathrooms , 2 Parking Stalls and QUICK POSSESSION available too! This well established, professionally managed Northlands Pointe condo offers a great opportunity for low cost , low maintenance living. The condo fee includes all utilities except electricity, as well as snow removal, grounds maintenance, reserve fund contributions, and management fees. Pets are allowed with restrictions. The main floor features a cosy living room , a kitchen with ample cabinetry and granite countertops, and a dining room with an adjacent deck that catches the morning light ! There is also a storage room on the deck , and a handy 2-piece washroom on the main level. Upstairs is host to 2 spacious bedrooms, a full bathroom with a tub/ shower combo, and a conveniently located laundry room. Why pay rent when you can own!