



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

MLS # A2309026



\$229,000

Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,058 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, C/A, Window Coverings, Washer, Dryer

Welcome to 280 Northlands Pointe NE — a charming 2-storey townhouse-style condo offering comfort, convenience, and excellent value in a fantastic family-friendly neighbourhood. Updated with modern vinyl plank flooring throughout and upgraded lighting, this well-maintained home features 2 bedrooms, 2 bathrooms, and an inviting layout perfect for first-time buyers, downsizers, or investors. The main floor offers a bright front living room with a large picture window that fills the space with natural light. The kitchen is both stylish and functional, featuring tons of cabinetry, granite countertops, and stainless-steel appliances. Just off the kitchen is a spacious dining area with access to your private covered deck and outdoor storage space — perfect for relaxing or entertaining. A convenient 2-piece bathroom completes the main level. Upstairs you’ll find 2 comfortable bedrooms, including one with a good-sized walk-in closet, along with upper floor laundry and a full 4-piece bathroom. This unit also comes with 2 parking stalls for added convenience. Condo fees of \$276.06/month include all utilities except electricity, making this an affordable and low-maintenance option. Ideally located close to the Big Marble Go Centre, parks, schools, shopping, and public transit, this home delivers a great combination of lifestyle and location.