



**149 Southlands Pointe SE  
Medicine Hat, Alberta**

**MLS # A2318639**



**\$234,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Off Street, Plug-In, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan		

**Inclusions:** N/A

2+2+2+2 &mdash; The Perfect Combo at 149 Southlands Pointe SE Welcome to this super affordable, ground level condo offering exceptional value and convenience in a highly walkable location. This well designed unit features 2 bedrooms, 2 bathrooms, 2 patios, and 2 parking stalls&mdash;one owned and one assigned. The bright, open concept living, dining, and kitchen area creates a welcoming flow, perfect for everyday living. The kitchen includes a full appliance package, and the convenience of in suite laundry adds to the ease of condo living. Both bedrooms are generously sized, with the primary suite offering its own private bathroom. Enjoy the comfort of two separate patios, ideal for outdoor relaxation, container gardening, or hosting friends. As a ground level unit, access is easy and convenient for all ages and mobility levels. This pet friendly complex allows pets up to 22 lbs, and with no age restrictions, the community is flexible and inclusive. Located within walking distance of shopping, schools, parks, and everyday amenities, this home offers both comfort and practicality. Condo fees of \$349.94/month include: lawn care, snow removal, garbage removal, exterior insurance, common area maintenance and repairs, reserve fund contributions, professional management, and all utilities except electricity, sewer, and usage. A fantastic opportunity for first time buyers, downsizers, or investors seeking a low maintenance property with excellent value.