



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

MLS # A2323121

\$235,000



Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, OTR microwave, washer, dryer, ceiling fan, central a/c, blinds, bedroom curtains, attached shelving, curtain rods

Move right in and enjoy this beautifully maintained ground-level bungalow-style condo offering comfort, convenience, and a cozy feel! This end-unit features 3 bedrooms and an open-concept layout with high ceilings and lots of windows that fill the living space with natural light. One of the bedrooms is enhanced with glass French doors, making it the perfect den, home office, or hobby room. The kitchen offers granite countertops, updated backsplash, breakfast bar, and plenty of space to gather, whether you're enjoying a quick meal or entertaining friends. Recent updates include flooring, lighting, and paint, creating a fresh, move-in-ready home with nothing left to do. The primary bedroom features a private ensuite with a walk-in shower, while the main 4-piece bathroom provides added convenience for family or guests. In-suite laundry (approximately 3 years old) and a hot water tank replaced in 2017 add extra peace of mind. Step outside to your large covered patio with room for a dining set, BBQ, and more—perfect for relaxing or entertaining. A charming covered front entry offers just enough space for a bistro table to enjoy your morning coffee. Additional exterior storage and two parking stalls complete the package. Pet-friendly (with restrictions) and featuring low condo fees of just \$288.92/month, this home is ideally located close to grocery stores, restaurants, schools, the leisure centre, walking paths, and all the amenities you need. Whether you're looking to downsize, purchase your first home, or simply enjoy low-maintenance living, this one is sure to impress. Won't last long!