



**83 Northlands Lane NE
Medicine Hat, Alberta**

MLS # A2323425



\$199,900

Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	821 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to this 2-bedroom, 1-bathroom condo in the desirable Northlands community of NE Crescent Heights. Offering approximately 800 sq. ft. of comfortable living space, this home features a bright and functional layout designed for easy, low-maintenance living. The spacious living room flows seamlessly into the kitchen and dining area, providing plenty of room for everyday life and entertaining. Added bonus, there is no one above you! The thoughtfully designed floor plan includes two generously sized bedrooms, a full 4-piece bathroom, in-suite laundry, a walk-in closet in the primary bedroom, and additional storage throughout. A dedicated office/flex room offers the perfect space for working from home, hobbies, or extra storage an uncommon bonus in this price range. Enjoy the convenience of a parking stall right out front, low-maintenance condo living, and a fantastic location close to walking paths, parks, schools, shopping, and all the amenities of Crescent Heights. Whether you're a first-time buyer, down-sizer, or investor, this affordable and functional condo is a great opportunity to get into the market in one of Medicine Hat's most sought-after neighbourhoods. *some photos digitally staged*