



GRASSROOTS
REALTY GROUP

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

MLS # A2329967



\$225,000

Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,064 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	None
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This well-kept two-storey condo offers a functional layout with 2 bedrooms and 1.5 bathrooms. The main floor features a comfortable living area, kitchen, dining space, and a convenient 2-piece bathroom, while the upper level includes both bedrooms and a full bathroom. The home has been well maintained and has seen recent improvements, including a new front door, new main floor bathroom door, new crawl space door, and a new bathroom fan, all completed within the last few weeks. The fridge, stove, dishwasher, washer, and dryer are all less than three years old, so many of the major appliances have already been updated. One of the features that sets this unit apart is that it comes with two dedicated parking stalls located directly in front of the unit. You'll also enjoy a private balcony, providing a great spot to sit outside and enjoy some fresh air. With low condo fees and a location that's within walking distance of grocery stores, restaurants, the Big Marble Go Centre, gas stations, parks and other everyday amenities, this home offers both value and convenience. Whether you're a first-time buyer, downsizing, or looking for an investment property, this move-in ready condo is a great opportunity.