



GRASSROOTS
REALTY GROUP

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

MLS # A2342004



\$239,900

Division:	Northeast Crescent Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,001 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Attention revenue seekers, first-time buyers, and young families! Welcome to this well-maintained 3-bedroom, 2-bathroom, two-storey condo offering a great combination of comfort, functionality, and convenience. As you enter, you're greeted by a welcoming foyer with a spacious coat closet. The main level opens into a cozy yet generously sized living room, perfect for relaxing or entertaining. The kitchen offers plenty of cabinet and counter space, complemented by beautiful granite countertops, and flows seamlessly into the dining area with room for a good-sized table. Just off the dining area, patio doors lead to a covered deck—an ideal spot to enjoy your morning coffee or unwind at the end of the day. The deck also features enclosed storage, while additional storage space has been thoughtfully incorporated underneath the stairs near the kitchen. Upstairs, you'll find three good-sized bedrooms, a full 4-piece bathroom, ample closet space, and the convenience of upper-level laundry. Location is another highlight, with the grocery store, numerous amenities, and the Family Leisure Centre all within a short walk. Move-in ready and waiting for you! Whether you're a first-time buyer, young family, or looking for an investment opportunity, this condo is ready for your personal touches to make it feel like home.