



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

337 Southlands Pointe SE
Medicine Hat, Alberta

MLS # A2343316



\$239,900

Division:	Southland		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,018 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 322
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry		

Inclusions: All Curtain Rods

337 Southlands Pointe SE Welcome to this affordable third-floor condo offering exceptional value, great views, and low-maintenance living in a highly walkable location. One of the standout features of this well-designed unit is the large private deck, providing plenty of space to relax, enjoy the view, or entertain friends and family. Step inside to a bright freshly painted, open-concept living, dining, and kitchen area that creates a comfortable and welcoming space for everyday living or entertaining. The kitchen offers plenty of functionality with a full appliance package, while in-suite laundry adds another level of convenience. Both bedrooms are generously sized, with the primary bedroom featuring its own private ensuite, providing added comfort and privacy. The pet-friendly complex allows pets up to 22 lbs, and with no age restrictions, it offers flexibility for a variety of lifestyles. The location is another major advantage, with shopping, schools, parks, and everyday amenities all within walking distance, making day-to-day living easy and convenient. Condo fees include lawn care, snow removal, garbage removal, exterior insurance, common-area maintenance and repairs, reserve fund contributions, professional management, and utilities except electricity, sewer, and usage. Whether you're a first-time buyer, downsizer, or investor, 337 Southlands Pointe SE offers an excellent opportunity to own an affordable, low-maintenance property with a great outdoor space in a convenient location.