

# **\$224,999 - 264 Northlands Pointe Ne, Medicine Hat**

MLS® #A2206872

## **\$224,999**

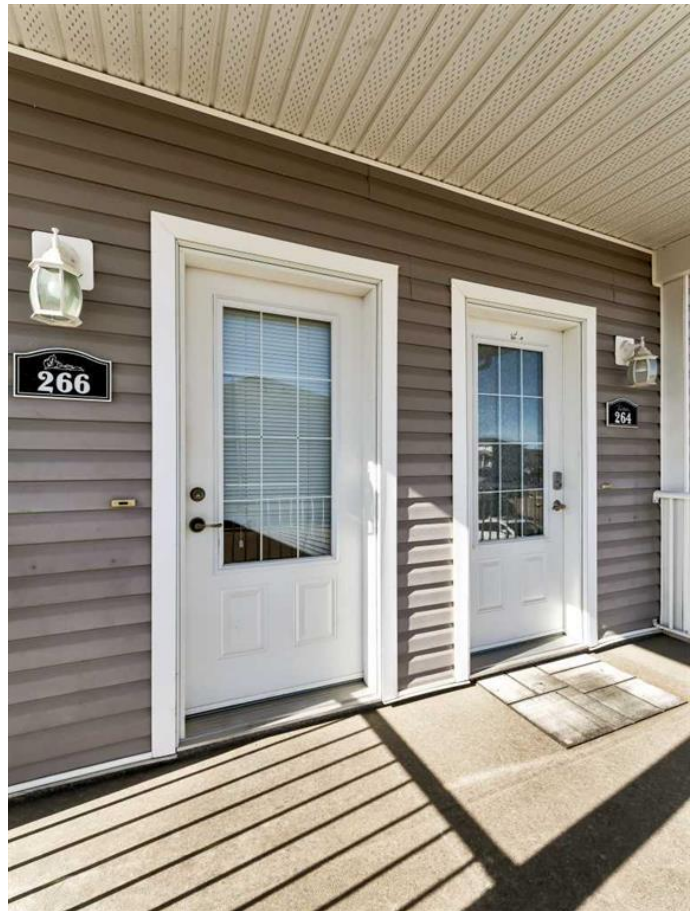
3 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.00 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

This lovely 3-bedroom, 1 and a half bath condo in Northlands Pointe boasts a prairie view from your balcony and 2 dedicated parking stalls. This home is tucked at the back of the community and enjoys a peaceful setting while allowing direct access to essential amenities just steps away. Your entrance opens directly into a nice sized living room, perfect for family and friends. The open kitchen and dining area features ample cabinetry and granite countertops. From the dining area you step out onto your covered deck where get to enjoy the stunning prairie view and you will find a conveniently located storage locker. The main-floor is perfectly completed with a powder room offering convenience for all. The upstairs is designed for the busy family including a large linen closet at the top of the stairs, 4 piece bathroom, laundry closet and 3 bedrooms with the primary bedroom boasting a walk-in closet.

Condo fees are just \$308.16 (covering all utilities except electricity). This home is an excellent opportunity for first-time buyers, investors, or anyone looking for an affordable property in a prime location. Close to shopping, the Big Marble Go Centre, schools, and walking paths, this condo provides you with everything you need within walking distance. Don't miss out on this fantastic opportunity! Tenant occupied home. Repairs to be completed. Call for details.



Built in 2007

## Essential Information

MLS® #	A2206872
Price	\$224,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,190
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	264 Northlands Pointe Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C0B9

## Amenities

Amenities	Parking, Storage
Parking Spaces	2
Parking	Assigned, Stall, Asphalt

## Interior

Interior Features	Vinyl Windows, Walk-In Closet(s), Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Natural Gas, Floor Furnace
Cooling	Central Air
# of Stories	2
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance, St
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Mixed
Foundation	Poured Concrete



**Additional Information**

Date Listed	March 29th, 2025
Days on Market	30
Zoning	R-MD

**Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.