

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

MLS # A2240479

\$219,900



Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,184 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central Air Conditioner, Window Coverings, Washer, Dryer, Dishwasher, Microwave Hood Fan, Refrigerator, Stove

Welcome to 171 Northlands Pointe NE – Affordable, Spacious, and Move-In Ready! This charming 3-bedroom, two-storey townhouse-style condo offers the perfect blend of comfort and convenience. New vinyl flooring throughout main floor! Whether you're a first-time buyer, growing family, or looking to downsize, this well-designed home checks all the boxes. Step inside to a bright front living room with a large window that fills the space with natural light. The kitchen offers plenty of cabinetry and flows seamlessly into the spacious dining area, which opens to your own private covered deck—a perfect spot for morning coffee or relaxing in the shade. A convenient 2-piece bathroom completes the main floor. Upstairs, you’ll find three bedrooms, including a primary suite with a walk-in closet, as well as a full 4-piece bathroom and the added bonus of upstairs laundry for ultimate ease. Located in a family-friendly neighbourhood, close to parks, schools, shopping, and public transit—this home offers fantastic value in a great location. Don't miss out—book your private tour today! Average Utilities are \$130/Month.