

78 Northlands Lane NE
Medicine Hat, Alberta

MLS # A2265071

\$198,500



Division:	Northeast Crescent Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 279
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: C/A, fridge, stove, dishwasher, range hood, washer, dryer, window coverings

BEAUTIFUL & AFFORDABLE BUNGALOW STYLE "MAIN FLOOR" CONDO! This 893 SQ FT condo is "PET FRIENDLY" and comes with 2 BEDROOMS, 1 BATH AND 2 PARKING STALLS RIGHT OUT FRONT! This is perfect for first time buyers, retirees, or revenue seekers and is an excellent opportunity to own instead of renting PLUS quick possession is possible! Close to all amenities including shopping, schools, parks, transit, Leisure Centre and so much more! The layout is well thought out and features an airy kitchen with eating area, pantry, NEW dishwasher (June 2025), a separate living room, 2 bedrooms and a combination laundry/4 pc bathroom. Recent maintenance and upgrades include NEW A/C (June 2025) and a Newer motor fan in the furnace. There's also a flexible nook area that is a perfect computer or play area. The ground level patio means no stairs! This condo boasts TWO PARKING STALLS just out the front door, and the monthly fees of only \$279 includes heat, water, exterior maintenance, reserve fund contributions and trash. Pets are allowed with restrictions. IDEAL PRICE FOR THIS CONDO SO CALL TODAY!