

# \$194,800 - 306 Northlands Pointe Ne, Medicine Hat

MLS® #A2231685

**\$194,800**

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.00 Acres

Northeast Crescent Heights, Medicine Hat,  
Alberta

Welcome to this charming two-storey upper-level condo in NE Crescent Heights, a peaceful and convenient area of Medicine Hat. Perfect for first-time buyers or investors, this well-maintained unit features 2 bedrooms and 2 bathrooms, including a spacious primary suite with a walk-in closet. The main level offers an open-concept kitchen and dining area, highlighted by beautiful beige granite countertops, and leads directly to a private balcony—complete with a storage unit for added convenience. Enjoy year-round comfort with central air conditioning.

This pet-friendly complex (with restrictions) has no age restrictions and includes two assigned parking stalls, with one located directly in front of the unit for added ease, plus additional visitor parking available. Located close to schools, parks, shopping, public transit, and just minutes from the Big Marble Go Centre, it's a fantastic opportunity to enjoy comfortable living in a quiet, family-friendly neighborhood. Don't miss your chance to own this functional home. Contact a real estate agent today!

Built in 2007

## Essential Information

MLS® #                   A2231685

Price                     \$194,800



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,045
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	306 Northlands Pointe Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 0C1

### Amenities

Amenities	Parking, Storage
Parking Spaces	2
Parking	Assigned, Stall

### Interior

Interior Features	Built-in Features, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	2
Zoning	R-MD

### **Listing Details**

Listing Office	2 PERCENT REALTY
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