

\$219,900 - 212 Northlands Pointe Ne, Medicine Hat

MLS® #A2168264

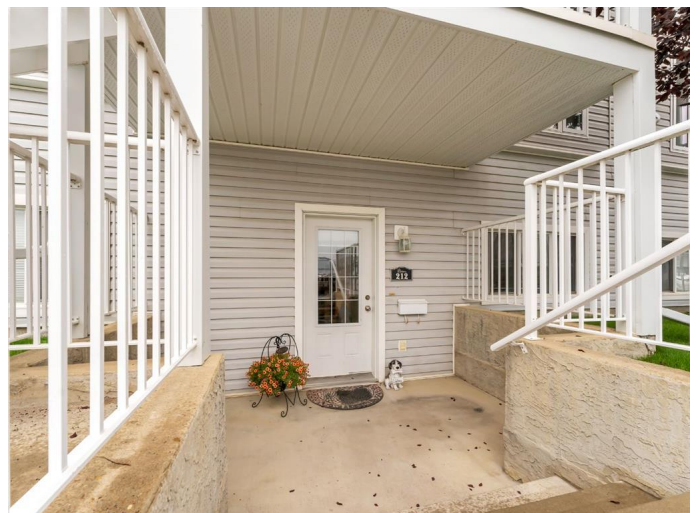
\$219,900

3 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.00 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Looking for a ready-to-go rental property, or a great addition to your investment portfolio? This inviting 3-bedroom, 2-bathroom lower bungalow condo unit, located at 212 Northlands Pointe NE is the perfect opportunity! With a reliable tenant of over 8 years already in place and a lease extending until September 2025, you can start generating passive income right away, with immediate possession available! Spanning 1,022 sq/ft., this unit offers a well-designed layout featuring espresso maple cabinetry, sleek black kitchen appliances (fridge, stove, over the range microwave, and dishwasher), and granite countertops complete with a convenient breakfast bar. The open-concept living area flows seamlessly into a spacious patio, offering extra storage and a view of the green space and open fields behind. All three bedrooms are spacious, and the master bedroom includes a 4pc ensuite! This condo's amenities include two assigned parking stalls and low-maintenance living with condo fees of just \$288.92/month, which cover gas, water, snow removal, trash, parking, grounds maintenance, reserve fund contributions, and professional management services. Located in a desirable area, this property is close to Co-op, Costco, Big Marble Go Centre, schools, walking trails, and Coop Place, making it an ideal choice for tenants seeking convenience and comfort. Pets are allowed with Board Approval, adding an extra



layer of flexibility for future tenants. Don't miss out on this fantastic investment opportunity, so call today!

Built in 2007

Essential Information

MLS® #	A2168264
Price	\$219,900
Sold Price	\$217,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	212 Northlands Pointe Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C0C4

Amenities

Amenities	Other
Parking Spaces	2
Parking	Stall, Parking Lot

Interior

Interior Features	Storage, Granite Counters, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplaces	Gas
Basement	None
Exterior	
Exterior Features	Storage
Lot Description	Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	November 5th, 2024
Days on Market	39
Zoning	R-MD
HOA Fees	288.92
HOA Fees Freq.	MON

Listing Details

Listing Office	EXP REALTY
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