

# \$234,900 - 228, 201 River Ridge Drive Nw, Medicine Hat

MLS® #A2218566

**\$234,900**

1 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.00 Acres

Riverside, Medicine Hat, Alberta

An incredible condo with a view of the river....super clean and in EXCELLENT condition. This unit has EVERYTHING buyers are hoping for including underground parking (directly across from the elevator), spacious deck facing SE with a view of the South Saskatchewan River. There's plenty of natural light and truly must be seen to be fully appreciated. Some unique features include: insuite laundry (new stacking washer/dryer); central air; two FULL bathrooms; extra large master bedroom with ensuite and walk-in closet; den and finally a gorgeous living room with an impressive feature wall (65" T.V. and mount included). Seller is offering a FULL appliance package (less than 3 years old all smart appliances in the kitchen). Some recent improvements include: new vinyl planking, new paint and light fixtures. Condo fees cover all utilities. Pet restrictions 30 lbs and under. Age restricted 30+ yrs. Landscaping should be starting. Very easy to show.

Built in 2007

## Essential Information

MLS® #	A2218566
Price	\$234,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,032



Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	228, 201 River Ridge Drive Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8V5

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Parkade, Stall
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Pantry, Walk-In Closet(s), Elevator
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Freezer
Heating	Forced Air
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Shingle
Construction	Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	50
Zoning	RMD

**Listing Details**

Listing Office                    RIVER STREET REAL ESTATE

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