

228, 201 River Ridge Drive NW
Medicine Hat, Alberta

MLS # A2218566



\$234,900

Division:	Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,032 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 590
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RMD
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: none

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.