



**GRASSROOTS**  
REALTY GROUP

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**217 Washington Way SE  
Medicine Hat, Alberta**

**MLS # A2230629**



**\$239,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** All furniture in the home

WELL MAINTAINED, CLEAN TOWNHOUSE | 3 BEDS, 2.5 BATHS | 1,400 SF LIVING SPACE | 2 PARKING STALLS | Nestled in the desirable River Flats neighborhood 1,400 sq. ft. of living space, it's perfect for first-time buyers, downsizers, or investors seeking a low-maintenance home. The 3 bedroom 2.5 bathroom boast a a spacious layout with a bright living room, dining area, and functional kitchen. Enjoy a generous primary bedroom with its own ensuite bathroom. Two additional bedrooms are comfortable accommodations for family or guests, with easy access to a full bath. Two assigned parking stalls located directly in front of the unit. This house is located on a quiet, family-friendly street in the established River Flats area. Close to schools, parks, walking trails, and quick access to South Saskatchewan River pathways. In solid move-in condition, 217 Washington Way SE is ready for you to make it your own.