



GRASSROOTS
REALTY GROUP

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**408, 29 River Ridge Drive NW
Medicine Hat, Alberta**

MLS # A2233791



\$234,900

Division:	Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	718 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Owned, Underground, Workshop in G		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tile	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Vinyl Siding	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Vinyl Windows		
Inclusions:	N/A		

Beautiful River Ridge Estates offers this engaging luxury 55 plus renovated condo. This Top Floor, one neighbour unit boasts a stunning view from windows and covered balcony. Many upgrades and super features that include new appliances, quartz countertop, kitchen sink, electric fireplace, central air and the key convenience of in unit laundry, lots storage up and down and titled parking is included with unit. Parking is close to elevator. River Ridge Estates offers an extensive array of amenities such as an indoor salt water pool, hot tub, library, theatre room, banquet room, work shop, car wash, guest rooms, beautiful walking paths. An added bonus of small pets with board approval. You have easy access to shopping and dining...a low maintenance home...freedom to come and go without worry...embrace the elevated lifestyle in a pleasant thriving community. This unit is located close to the elevator for convenience but far enough away so there is no distraction. Close to guest rooms. Call for your private showing today.