



**GRASSROOTS**  
REALTY GROUP

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**329, 201 River Ridge Drive NW  
Medicine Hat, Alberta**

**MLS # A2234925**



**\$275,000**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 660
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Elevator, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	OTR Microwave, Central Air, Electric Fireplace, Murphy Bed, TV with Wall mount above Fire Place, TV Wall mount in Primary (negotiable).		

Welcome to a refined condo living in Riverside. This beautifully maintained 2-bedroom, 2-bathroom home offers an elegant open-concept layout, ideal for both everyday comfort and effortless entertaining. The kitchen features rich oak cabinetry, generous counter space, breakfast bar, and a spacious pantry—providing both style and functionality. The adjoining living room is bright and inviting, centered around an electric fireplace that adds warmth and charm. From here, step out onto the north-facing balcony and enjoy serene prairie views. The primary suite is a bright retreat, complete with a walk-in closet and a well-appointed 3-piece ensuite. A second bedroom and full bathroom provide flexibility for guests or a home office, Includes the Murphy bed and custom Cabinetry! Additional highlights include in-suite laundry with a stacking washer and dryer, an assigned underground parking stall in the heated garage, and a convenient storage room located directly beside your parking space. This quiet, secure building is situated in one of Medicine Hat's most desirable communities. Riverside is known for its mature trees, scenic walking trails, and close proximity to the South Saskatchewan River. You'll find yourself just minutes from parks, shopping, dining, and the city's vibrant Downtown core. Don't miss this opportunity—contact a real estate agent today to arrange your private showing!