



GRASSROOTS
REALTY GROUP

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

MLS # A2237697



\$289,900

Division:	River Flats		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,330 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Keyless entry to the garage, garage door opener

Such a great opportunity if you are in the market for a BUNGALOW. Also included.... an 22 x 20 ATTACHED garage. If you are downsizing to simplify your life don't miss this one, this is all a person really needs. Get ready to move in and put your feet up. This home 1330 sqft, offers lovely flow and spacious rooms. The master suite includes a 3 piece ensuite with a walk-in shower as well as a very large walk-in closet. Two additional bedrooms, 4 piece bath, a large living room, plus main floor laundry. The attached garage has direct entry into the home and keyless entry. Lots of shelving for additional storage. Furnace was replaced in 2024, the hot water tank in 2025, the fridge in 2024, flooring, and paint were redone approx 4 years ago. A built in vac + attachments are also included. You will find this home in the heart of River Flats. The location is amazing... parks, bike trails, walking paths, swimming pool, all at your doorstep. Such affordable living. Condo fees are \$336.59 and include everything but electricity and water.