



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2249124**



**\$249,900**

<b>Division:</b>	River Flats		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	On Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<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>	\$ 325
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, hood fan, washer, dryer, window coverings, ac unit

Welcome to 425 Washington Way SE—a bright and well-kept townhouse in the heart of the highly sought-after River Flats neighborhood. Offering 1374 sq. ft. of thoughtful living space, this home is a perfect fit whether you’re a first-time buyer, downsizing, or looking for an investment property with low maintenance. Inside, you’ll find a spacious and functional layout. The main floor features a welcoming living room, open dining area, and practical kitchen designed for everyday living. Off the back of the condo you have a private deck space to be enjoyed all year long. Upstairs, the generous primary suite comes complete with its own 4 piece ensuite, while two additional bedrooms and a full bath provide plenty of room for family, guests, or a home office. Convenience is key with two assigned parking stalls right out front, and the location is hard to beat—situated on a quiet, family-friendly street, close to schools, parks, walking trails, and just steps from the South Saskatchewan River pathways. This condo is going to be completely Move-in ready as its currently undergoing upgrades with all new flooring, a new ceiling on the main level, and a fresh coat of paint throughout. Get read to take over a like new unit!