



GRASSROOTS
REALTY GROUP

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

MLS # A2259478



\$319,900

Division:	River Flats		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,546 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Pantry, Walk-In Closet(s)		

Inclusions: Attached shelving in the house and garage as well as plastic shelving in garage

324 Washington Way SE – River Park Townhomes Welcome to this fully developed 2-storey condo, ideally located in the desirable River Park Townhomes community. Offering 3 bedrooms and 3.5 bathrooms, this home provides a spacious and functional layout perfect for families, professionals, or investors. The main floor features a bright and open-concept kitchen complete with an island, maple cabinetry, and a walk-in pantry. The living and dining areas are well-appointed for both everyday living and entertaining. Upstairs, you'll find a large primary bedroom with a full ensuite and generous walk-in closet, along with two additional bedrooms, a full bathroom, and a bonus room ideal for a home office, TV room, or study space. The fully developed basement offers a cozy family room, a near-complete 3-piece bathroom, and additional space that can be used as a play area, media room, or fitness zone. This property includes a full appliance package (fridge, stove, dishwasher, washer, dryer, over the range microwave) and is move-in ready. Double attached and finished garage is ideal for keeping your vehicles out of the elements or as a relaxing man-cave! New H2O tank in 2021, Central Air unit in 2025, and Fridge & Dryer in 2025. Located within walking distance to Lions Park, Strathcona Island Park & Pool, the curling arena, and local ball diamonds – this central location is perfect for enjoying all that the community has to offer.