



GRASSROOTS
REALTY GROUP

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

MLS # A2260459



\$249,900

Division:	River Flats		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,362 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	None	LLD:	-
Exterior:	Brick, Other, Vinyl Siding	Zoning:	R-MD
Foundation:	Other	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: OTR Hood, Floating Shelves

Welcome to 321 Washington Way SE! From the moment you step through the door, this END-UNIT townhome feels like home. The dining area opens into a modern kitchen with a newer (less than 1yr old) quartz island countertop, sink, and taps, and a LG dishwasher, with stainless steel interior, (still under warranty)—complements the perfect space for cooking or gathering with friends. At the back of the main floor, the living room is filled with natural light from the bay window and extra side window, creating a warm and inviting space to relax, entertain, or simply unwind. The main floor also has a large storage room, great for additional pantry space, and has potential to be converted to a 3rd bathroom. A large front porch adds charm and a welcoming touch, perfect for enjoying the outdoors. Upstairs, three bedrooms and a convenient laundry area offer comfort and practicality. The primary suite features a walk-in closet and a 4-piece ensuite, making it a private retreat. Carpets have been professionally cleaned 1 month ago, ensuring the home feels fresh and ready for you. With 2 parking stalls directly up front with electrical, 2019 hot water tank, and a washer and dryer still under warranty, every detail has been thoughtfully cared for. Located in the desirable Riverpark Townhomes community in Medicine Hat, this end-unit gem balances style, comfort, and functionality. Contact a real estate agent today to make it yours!