



GRASSROOTS
REALTY GROUP

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**108 River Ridge Drive NW
Medicine Hat, Alberta**

MLS # A2269254



\$517,500

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Landscaped, Low Maintenance		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Wet Bar		

Inclusions: PATIO TABLE AND CHAIR SET, FRIDGE IN GARAGE, FREEZER IN GARAGE, DESK IN STORAGE ROOM, BBQ, WINDOW COVERINGS

Welcome to this meticulously maintained walk-out bungalow in the prestigious River Ridge Garden Homes, a sought-after 55+ gated community offering luxury, comfort, and convenience! Step inside to gleaming hardwood floors, a bright den/library, and an open-concept kitchen and living area featuring a cozy gas fireplace and access to your private deck overlooking beautifully landscaped grounds, complete with waterways and fountains. The fully developed walk-out lower level boasts a spacious family room with custom wet bar, a large bedroom, full bathroom, and direct access to the immaculately maintained outdoor space—no yard work required! Enjoy year-round comfort with in-floor heating in the basement and a tiled roof, plus a double attached heated garage with epoxy floors. Residents enjoy access to the 29 River Ridge Dr amenities, including a pool, hot tub spa, social rooms, and more. Pets allowed (with board approval). Experience the perfect blend of luxury, privacy, and carefree living in this exceptional home—just move in and start relaxing!