



**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&mdash;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&mdash;just move in and start relaxing!