



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2278909



\$369,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 427
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: China cabinet in kitchen, attached shelving in garage, tv mounts,

Welcome to this amazing bungalow-style condo located in the desirable River Park Bungalow community, just steps from the Strathcona Pool, tennis courts, parks, and scenic walking paths. This well-maintained home offers 2 bedrooms, 2 bathrooms, and a single attached garage, providing both comfort and convenience. As you step inside, you'll find a charming office area to the left—perfect for working from home or a quiet reading space. The kitchen and dining area offer ample room for preparing meals and enjoying time with family and friends, flowing seamlessly into the open-concept living room. This inviting layout creates a wonderful space for everyday living and entertaining. Off the living room, a screened-in deck provides the perfect place to relax and unwind. The main floor is completed by a generously sized primary bedroom and a full 4-piece bathroom. Downstairs, you'll find a spacious second bedroom, a 3-piece bathroom, and a large family room ideal for entertaining or relaxing. Completing the lower level is a utility room and a large storage room, offering plenty of space for all your storage needs. Condo fees \$427.20/month. Age restriction 40+ living