



**413, 29 River Ridge Drive NW
Medicine Hat, Alberta**

MLS # A2286374

\$319,500



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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Riverside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 886 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Heated Garage, Plug-In, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 628 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: none

Welcome to sought-after River Ridge Estates, a beautifully maintained 55+ community offering comfort and convenience. This bright southeast-facing 2-bedroom, 1.5-bathroom suite enjoys lovely river views, allowing you to watch the sunrise while your private deck remains comfortably shaded from the afternoon sun. Inside, you'll find fresh neutral paint, upgraded flooring, and a brand-new stove and microwave hood fan. The open living and dining area is filled with natural light, and the kitchen features a window over the sink for added brightness. The spacious primary suite easily accommodates a king-sized bed and includes a walk-in closet and private ensuite with a walk-in shower. The second bedroom is ideal as a guest room, office, or hobby space. A convenient two-piece bathroom doubles as your laundry area and offers additional storage. Other highlights include a titled underground parking stall located close to the parkade entrance, minimizing walking if mobility is a concern. Residents enjoy access to the beautifully landscaped courtyard, complete with a fire pit and charming seasonal Christmas lights, creating a warm and welcoming atmosphere year-round. This is low-maintenance living at its finest in one of the city's most desirable condo communities.