



**307, 29 River Ridge Drive NW
Medicine Hat, Alberta**

MLS # A2287681



\$238,800

Division:	Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	727 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: OTR Hood Fan, Electric Fireplace, \$3000 credit for buyer to purchase new appliances

Wake up to river views and a home filled with natural light! This beautifully refreshed 1 bedroom, 1 bathroom adult-living condo offers a space that feels both uplifting and comfortable. Large windows flood the home with natural light, highlighting new luxury vinyl plank flooring, fresh paint and base boards, that give the interior a clean, modern finish. The living room is anchored by a charming electric fireplace, creating the perfect spot to unwind on cooler evenings. Just beyond, your balcony offers stunning views of the S. Saskatchewan River -- an ever-changing backdrop for sunrise relaxation and shaded outdoor space on hot summer afternoons. The kitchen has beautiful cabinetry, and is ready for your personal touch. With no appliances included (seller offering cash credit to the buyer to purchase), you have the freedom to select exactly what suits your style and needs (there is a water line for the fridge). Enjoy the convenience of an in-unit laundry room (and storage), keeping daily living simple and self-contained. The condo also boasts a NEW HEATING COIL. Located near to the elevator and complete with one heated underground parking stall PLUS extra locked storage room in the parkade. Comfort extends well beyond your front door. This well-maintained adult living community feels more like a private retreat, offering an indoor pool, aroma therapy sauna, games room, theatre, workshop and even a car wash station. Everything you need, without ever leaving home. Need more space for visitors? A guest suite is a few steps away down the hall. Contact a real estate agent today to book a private showing.