



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

MLS # A2293698



\$243,000

Division:	River Flats		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,380 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	Other	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, OTR hood fan, washer, dryer, all window coverings, all floating shelves, AC unit

Welcome to 321 Washington Way SE, a bright and inviting end unit condo in the popular River Flats neighborhood. This home is ideal for families, first-time buyers, or anyone seeking a low-maintenance home close to amenities. Plenty of natural light and well-designed spaces make it comfortable and practical. The main floor opens with a dining area that connects to the kitchen and living room. The kitchen has an island with ample workspace, making cooking and daily life easier. Beyond the kitchen is a bright living room with a large bay window, offering a warm, relaxing spot to gather with family and friends. Upstairs, there are two comfortable bedrooms, a four-piece bathroom, and laundry on the same floor for convenience. The primary suite features a walk-in closet and its own four-piece ensuite, providing a private retreat at the end of the day. At the front of the home, you’ll find 2 parking stalls and a patio perfect for barbecuing or enjoying extra outdoor living space in spring and summer. Parking is located at the front of the property, making daily living simple and accessible. This neighborhood is close to schools, shopping, parks, playgrounds, tennis courts, and scenic walking and biking paths, so you’ll enjoy convenience and a great lifestyle. Whether you prefer quiet evenings at home or enjoy nearby amenities, this property offers comfort, practicality, and a great place to call home.