



**#410, 245 Red Deer Drive SW
Medicine Hat, Alberta**

MLS # A2297074



\$188,500

Division:	SW Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,045 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 624
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Window A/C, Fridge, Stove, B/I Dishwasher, Washer/Dryer (Stackable), Window Coverings & Blinds, Primary Bedroom Fireplace

Welcome to this great 2-bedroom, 2-bathroom condominium in the highly sought-after River Terrace building. Ideally located close to the hospital and with quick, convenient access to Highway #1, this home offers both comfort and accessibility. Inside, you'll find a well designed layout featuring a spacious primary bedroom complete with double closets and a cozy electric fireplace, perfect for relaxing at the end of the day. The unit also includes the convenience of in-suite laundry and a bright, open living space that flows seamlessly onto a large covered deck, ideal for enjoying your morning coffee or evening unwind. The River Terrace building is known for its excellent upkeep and added conveniences, including vending machines in the lobby for those late night cravings. Whether you're downsizing, investing, or looking for a low maintenance lifestyle, this condo offers the perfect blend of style, comfort, and location!
CONDO FEES INCLUDE "ALL UTILITIES"!