



**227, 201 River Ridge Drive NW  
Medicine Hat, Alberta**

**MLS # A2300347**



**\$209,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 561
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, central a/c, microwave/hoodfan, window coverings, garage door remote

Welcome to this stunning, affordable 1 bedroom (plus Den) condo in Riverstone. With over 800 square feet, this beautiful condo is completely move-in ready. As you enter, you'll be greeted by the bright and spacious entryway. To your left, the comfortable den offers a variety of uses. The open-concept kitchen, designed for both style and functionality flows effortlessly into the living and dining areas. The main bathroom is also a Jack-n-Jill ensuite, accessible from both Primary Bedroom and main living area. With a condo fee of \$561 per month that covers all utilities and amenities, this pet-friendly building allows one small pet (subject to restrictions). This suite also features a titled underground parking stall and additional storage room. Don't miss this opportunity to own a slice of comfortable living! Contact your local neighbourhood REALTOR&reg; today!