

# \$305,000 - 362 Washington Way Se, Medicine Hat

MLS® #A2214134

**\$305,000**

4 Bedroom, 4.00 Bathroom, 1,547 sqft

Residential on 0.00 Acres

River Flats, Medicine Hat, Alberta

If you've been waiting for the perfect blend of space, style, and stress-free living, this is it. This beautifully maintained 4 bedroom+ Office/Den, 4-bathroom, Plus double HEATED garage with awesome shelving, is now available and ready to impress. Nestled in the heart of River Flats, you'll enjoy a peaceful, established neighborhood with easy access to parks, trails, schools, downtown amenities, and the South Saskatchewan River. Professionally cleaned and move-in ready, this home offers a warm, functional layout designed for everyday comfort. The main floor features direct access to the heated double attached garage, a convenient 2-piece powder room, and main-floor laundry (washer and dryer replaced in 2017). The kitchen is the heart of the home, equipped with a Samsung stainless steel appliance package, a large island with double sinks, a pantry, and a stylish coffee bar addition for extra storage and charm. The dining area leads to a private, fenced patio with a built-in privacy divider – perfect for morning coffee or hosting friends on warm summer nights. Upstairs, you'll find three generously sized bedrooms, two bathrooms, and a versatile bonus room ideal for a home office, reading nook, or play space. The primary suite includes a walk-in closet and a 3-piece ensuite featuring a newly installed walk-in shower. The fully developed basement adds even more value with a fourth bedroom and a flexible living area to suit your needs. Condo fees of \$338.64/month cover lawn care,



snow removal of common areas, exterior maintenance, insurance, and contribute to a healthy reserve fund for future replacements such as roofing, siding, windows, doors, and pavement. Located in one of Medicine Hat's most character neighborhoods, this home combines lifestyle, location, and low-maintenance living "all in one inviting package. Book a showing with a Real Estate Agent today!

Built in 2005

### Essential Information

MLS® #	A2214134
Price	\$305,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,547
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	362 Washington Way Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8V2

### Amenities

Amenities	None
Parking Spaces	2

Parking	Double Garage Attached, Drive In
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Low Maintenance
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	7
Zoning	R-MD

### Listing Details

Listing Office	2 PERCENT REALTY
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

