

# \$234,900 - 228, 201 River Ridge Drive Nw, Medicine Hat

MLS® #A2218566

**\$234,900**

1 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.00 Acres

Riverside, Medicine Hat, Alberta

An incredible condo with a view of the river....super clean and in EXCELLENT condition. This unit has EVERYTHING buyers are hoping for including underground parking (directly across from the elevator), spacious deck facing SE with a view of the South Saskatchewan River. There's plenty of natural light and truly must be seen to be fully appreciated. Some unique features include: insuite laundry (new stacking washer/dryer); central air; two FULL bathrooms; extra large master bedroom with ensuite and walk-in closet; den and finally a gorgeous living room with an impressive feature wall (65" T.V. and mount included). Seller is offering a FULL appliance package (less than 3 years old all smart appliances in the kitchen). Some recent improvements include: new vinyl planking, new paint and light fixtures. Condo fees cover all utilities. Pet restrictions 30 lbs and under. Age restricted 30+ yrs. Very easy to show.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218566  |
| Price          | \$234,900 |
| Bedrooms       | 1         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,032     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2007              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 228, 201 River Ridge Drive Nw |
| Subdivision | Riverside                     |
| City        | Medicine Hat                  |
| County      | Medicine Hat                  |
| Province    | Alberta                       |
| Postal Code | T1A 8V5                       |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | None           |
| Parking Spaces | 1              |
| Parking        | Parkade, Stall |
| # of Garages   | 1              |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, No Smoking Home, Pantry, Walk-In Closet(s)                                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                               |
| # of Stories      | 4                                                                                                                                                         |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Shingle                   |
| Construction      | Brick, Stucco, Wood Frame |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | RMD           |

### Listing Details

Listing Office

RIVER STREET REAL ESTATE

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