



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

MLS # A2299300



\$349,900

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|------------------|------------------------|---------------|-------------------|
| Division: | River Flats | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,080 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Few Trees, Landscaped | | |

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|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 427 |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum | | |

Inclusions: China cabinet in kitchen, attached shelving in garage, tv mounts

Welcome to this amazing bungalow-style condo located in the desirable River Park Bungalow community, just steps from the Strathcona Pool, tennis courts, parks, and scenic walking paths. This well-maintained home offers 2 bedrooms, 2 bathrooms, and a single attached garage, providing both comfort and convenience. As you step inside, you'll find a charming office area to the left—perfect for working from home or a quiet reading space. The kitchen and dining area offer ample room for preparing meals and enjoying time with family and friends, flowing seamlessly into the open-concept living room. This inviting layout creates a wonderful space for everyday living and entertaining. Off the living room, a screened-in deck provides the perfect place to relax and unwind. The main floor is completed by a generously sized primary bedroom and a full 4-piece bathroom. Downstairs, you'll find a spacious second bedroom, a 3-piece bathroom, and a large family room ideal for entertaining or relaxing. Completing the lower level is a utility room and a large storage room, offering plenty of space for all your storage needs. Unlike many properties in this community that are duplex style, this home stands out as a "detached bungalow", offering added privacy and true single family feel. Condo fees \$427.20/month. Age restriction 40+ living