



327, 201 River Ridge Drive NW
Medicine Hat, Alberta

MLS # A2316645



\$204,500

Division:	Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Blinds

Welcome to this bright 1-bedroom plus den, 30+ condo featuring impressive 9-foot ceilings and an open-concept layout designed for modern living. The thoughtfully designed floor plan offers a generous primary bedroom with walk-in closet, a versatile den perfect for a home office or guest space, and an open kitchen that seamlessly flows into the living and dining areas. Large windows fill the home with natural light, creating an airy feel throughout. The functional layout maximizes comfort and usability. Enjoy the convenience and security of underground parking, providing year-round comfort and peace of mind. Whether you're a first-time buyer, professional, downsizer, or investor, this well-appointed unit offers the perfect blend of style and practicality at an incredibly affordable price. Book your private viewing today! Staged pictures are AI edited pictures.