



**112, 1051 3 Street NW  
Medicine Hat, Alberta**

**MLS # A2316968**



**\$369,000**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** window coverings

Wake up to breathtaking river views in this unique two storey condo, ideally positioned so close to the water you'll feel like you're living right on the riverbank. Reserved for residents aged 45+, this home offers a peaceful lifestyle with a private entrance, giving it more of a townhouse feel than a traditional apartment. The deck provides the perfect place to enjoy your morning coffee, watch the seasons change along the river, or just take in the scenery. Inside, the two storey layout offers a comfortable separation of living and sleeping spaces, while direct stair access to the parkade makes coming and going convenient. The property includes an assigned underground parking stall and dedicated storage area. Additional parking located near the private entrance has traditionally been available for owner use. This well maintained, pet free community offers a quiet, low maintenance lifestyle in one of the city's most desirable riverfront settings. If you've been searching for exceptional views, privacy, and a peaceful place to call home, this riverfront condo is a must see.