



105, 1051 3 Street NW
Medicine Hat, Alberta

MLS # A2322424



\$309,900

Division:	Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,372 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 382
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Storage		

Inclusions: None

Welcome to riverfront living at its finest in this spacious 1,372 sq. ft. two-storey condo, offering stunning views and a thoughtfully designed layout in a quiet 45+ community. From the moment you enter, you'll appreciate the convenience of direct access to the underground parkade, along with a generous storage room, coat closet, main floor laundry, and a convenient 2-piece bathroom. The main living area is designed for both comfort and entertaining, featuring an open-concept kitchen and dining area adjacent to the living room. The stone fireplace creates a warm focal point, while large windows showcase beautiful river views from nearly every angle. Step outside onto the expansive private deck, an ideal spot to enjoy your morning coffee, entertain guests, or simply relax while taking in the peaceful waterfront setting. Upstairs, you'll find three spacious bedrooms, offering flexibility for guests, hobbies, or a home office. The primary bedroom is a true retreat, featuring breathtaking river views that make every morning feel special. A well-appointed 4-piece bathroom completes the upper level. Offering exceptional space, incredible views, and a desirable riverfront location, this unique condo combines the convenience of low-maintenance living with the feel of a private townhome. A rare opportunity to enjoy a peaceful lifestyle in one of the city's most sought-after waterfront communities. Some photos have been virtually staged.