



**518, 29 River Ridge Drive NW
Medicine Hat, Alberta**

MLS # A2324987



\$275,000

Division:	Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to easy, maintenance-free living in the highly sought after River Ridge Estates Condominiums. Bright and inviting 1 bedroom plus a den condo offers a functional open concept layout with an abundance of natural light and the added bonus of no neighbouring units directly facing your private balcony. The spacious kitchen flows seamlessly into the dining and living areas, where you'll enjoy the warmth and ambiance of a cozy electric fireplace. The den provides the perfect space for a home office, hobby room, or comfortable guest area. The generous primary bedroom features ample closet space and a 4 piece ensuite, while a convenient 2-piece guest bathroom and in-suite laundry with a stackable washer and dryer add to the home's everyday functionality. Additional storage and a linen cabinet provide plenty of room to stay organized. This unit also includes a titled underground heated parking stall, as well as a separate storage room. Residents enjoy outstanding building amenities, including an indoor saltwater pool, hot tub, steam room, fitness centre, theatre, library with fireplace, games and social rooms, woodworking shop, car wash, and guest suites. Offering comfort, convenience, and an exceptional lifestyle, this is a wonderful opportunity to own in one of the city's most desirable condominium communities. Book your private showing today!