

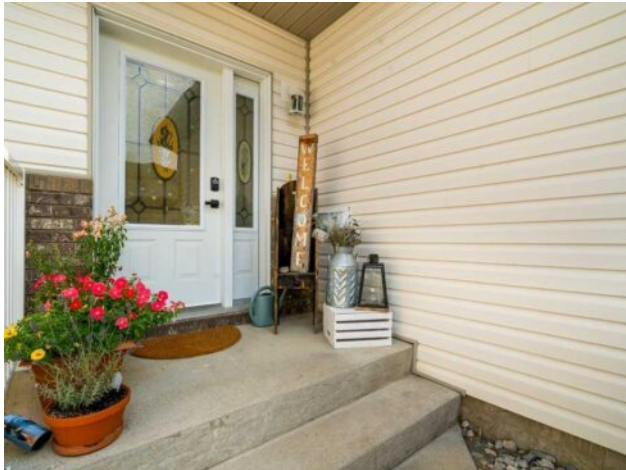


GRASSROOTS
REALTY GROUP

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

MLS # A2333184



\$299,900

Division:	River Flats		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows, Walk-In Closet(s)		

Inclusions: Blinds only

Nestled within the beautiful River Flats neighbourhood, this fully developed RiverPark townhome offers an exceptional blend of comfort, convenience, and low maintenance living just moments from Medicine Hat's most desirable amenities. With 4 bedrooms and 4 bathrooms, this spacious 3+1 layout provides flexibility for families, guests, or a dedicated home office, all supported by a single attached garage and a maintenance free exterior that keeps life simple. The main floor is boasts hardwood floors, creating a warm and inviting atmosphere throughout the open concept living space where the bright, practical kitchen overlooks the dining area and living room. The garden door off the kitchen leads to a fenced in private deck and concrete patio—an ideal setting for entertaining, relaxing, or grilling up a great meal. Upstairs, the generous primary suite features a four piece ensuite and a sizeable walk in closet filled with natural light, while two additional well proportioned bedrooms and a beautifully finished main bathroom complete the upper level. The lower level adds even more living space with a comfortable family room, an additional bedroom, and another bathroom with shared laundry, making the home perfectly suited to a variety of living arrangements. This location is unmatched, with the YMCA, Strathcona Park, Lions Park, Athletic Park, tennis courts, the pool, grocery shopping, and scenic walking paths all just a gentle stroll away. Exterior maintenance, exterior insurance, professional management and the reserve fund are fully covered in the affordable \$300.22/month condo fee, allowing you to enjoy the lifestyle without the workload.