



GRASSROOTS
REALTY GROUP

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315, 245 Red Deer Drive SW
Medicine Hat, Alberta

MLS # A2333502



\$224,900

Division:	SW Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,080 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Carpet, Vinyl Plank

Roof: -

Basement: -

Exterior: Stucco

Foundation: -

Features: Open Floorplan, Quartz Counters, Storage

Water: -

Sewer: -

Condo Fee: \$ 695

LLD: -

Zoning: R-MD

Utilities: -

Inclusions: Fridge, stove, microwave hood fan, dishwasher, washer and dryer, wall ac unit

Welcome to Riverview Terrace! Ideally located close to shopping, restaurants, parks, walking paths, and everyday amenities, this well maintained building has no age restrictions, making it an excellent opportunity for first time buyers & downsizers. Completely renovated from top to bottom, this stunning move-in-ready condo has been thoughtfully updated with trendy finishes. Every room feels bright, fresh, and inviting, offering a truly turnkey living experience. The living room is filled with natural light and provides direct access to your private balcony, the perfect place to relax and unwind. The beautifully redesigned U-shaped kitchen is a standout feature, showcasing quartz countertops, crisp white cabinetry, classic subway tile backsplash & stainless steel appliances. The functional layout includes two generous bedrooms, including a spacious primary bedroom complete with a walk through closet leading to a beautifully updated 4pc ensuite bathroom. An additional fully renovated 4pc bathroom, along with a convenient in-suite laundry room equipped with a brand new stackable washer and dryer and a generous storage area, adds even more value and practicality. Conveniently situated just steps from the main elevator, bringing in groceries or moving furniture is effortless. Monthly condo fees of \$694.65 include ALL utilities, providing exceptional value and predictable monthly expenses. The unit also comes with one assigned parking stall. With immediate possession available, all the work has already been done; simply move in, unpack, and enjoy this beautifully renovated home!