



GRASSROOTS
REALTY GROUP

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211, 1051 3 Street NW
Medicine Hat, Alberta

MLS # A2333720



\$319,900

Division:	Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,351 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 354
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions:	None
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Welcome to carefree riverfront living in one of the city's most desirable 45+ communities. This beautifully maintained 1,351 sq. ft. second-floor condo offers breathtaking river views, an updated kitchen, and a spacious, thoughtfully designed layout that perfectly balances comfort and convenience. Step inside to discover a bright and inviting living room where large windows showcase stunning views of the river. A beautiful fireplace creates a warm focal point, making this the perfect place to relax with a morning coffee, curl up with a good book, or simply enjoy the ever-changing scenery throughout the seasons. The updated kitchen offers a fresh, modern feel with plenty of workspace and storage, while the adjacent dining area provides an ideal setting for everyday meals or hosting family and friends. The well-designed floor plan features two generous bedrooms, including a spacious primary suite complete with a convenient 2-piece ensuite. A 4-piece main bathroom and in-suite laundry add to the home's everyday functionality. Located in a quiet, well-maintained 45+ community, this condo offers the ease of low-maintenance living in an exceptional riverfront setting. Whether you're looking to downsize without sacrificing space or simply want to enjoy one of the city's most picturesque locations, this home is sure to impress. With its updated kitchen, cozy fireplace, generous living spaces, and spectacular river views, this is a rare opportunity to own a beautiful home in one of Medicine Hat's most sought-after riverfront communities.