



**GRASSROOTS**  
REALTY GROUP

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216 2 Street NW  
Medicine Hat, Alberta

MLS # A2334237



**\$629,900**

|           |                                  |        |                  |
|-----------|----------------------------------|--------|------------------|
| Division: | Riverside                        |        |                  |
| Type:     | Residential/Duplex               |        |                  |
| Style:    | 2 Storey, Attached-Side by Side  |        |                  |
| Size:     | 1,770 sq.ft.                     | Age:   | 2025 (1 yrs old) |
| Beds:     | 3                                | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Driveway |        |                  |
| Lot Size: | 0.07 Acre                        |        |                  |
| Lot Feat: | City Lot, Level                  |        |                  |

|             |                         |            |      |
|-------------|-------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas | Water:     | -    |
| Floors:     | Tile, Vinyl             | Sewer:     | -    |
| Roof:       | Asphalt Shingle         | Condo Fee: | -    |
| Basement:   | Full                    | LLD:       | -    |
| Exterior:   | Mixed                   | Zoning:    | R-LD |
| Foundation: | Poured Concrete         | Utilities: | -    |
| Features:   | See Remarks             |            |      |

**Inclusions:** HRV(LIFEBREATH AIR EXCHANGE) GARAGE HEATER

Stunning brand-new infill 1/2 duplex in a prime riverside location! Offering 1,770 sq ft of thoughtfully designed living space, this 2-storey home with double attached garage combines modern style with exceptional functionality. Enjoy the flexibility of main-floor living, ideal for those with mobility or stair considerations, featuring an open-concept layout and a spacious primary bedroom on the main level complete with a walk-in closet and elegant ensuite showcasing a large tiled shower. The upper level hosts two additional large bedrooms, a beautiful 5-piece bath, and a versatile flex space perfect for a home office, media area, or reading nook. Quality upgrades throughout include a full appliance package, hard-surface flooring, custom cabinetry, ICF party wall for superior soundproofing, and durable Hardi-board siding. Fully landscaped and ideally located with excellent walkability to the downtown core, plus the added value of future new development directly across the street. An exceptional opportunity to own a modern infill in one of the city's most desirable riverside settings.