



GRASSROOTS
REALTY GROUP

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**332, 201 River Ridge Drive NW
Medicine Hat, Alberta**

MLS # A2334251



\$350,000

Division:	Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,463 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 783
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Mirror Cabinet (primary bedroom) , TV mounts, Attached shelving, Fireplace, Window Coverings

Enjoy maintenance-free living in this spacious 1,463 sq. ft. condo featuring beautiful river valley views and a bright, open-concept layout. The generous main living area seamlessly connects the kitchen, dining, and living room, creating the perfect space for entertaining or simply relaxing while taking in the scenery. The kitchen features rich cherry cabinetry, stainless steel appliances, a corner pantry, and ample workspace for those who love to cook. The oversized primary suite is a true retreat, complete with a walk-in closet, a private 3-piece ensuite, and expansive windows that welcome the morning sunshine. The secondary bedroom offers exceptional storage with two closets and large windows overlooking the river valley. Additional features include a full 4-piece bathroom, convenient in-suite laundry with washer and dryer, and a spacious balcony with a natural gas BBQ hookup—an ideal spot to enjoy your morning coffee or unwind at the end of the day while taking in the view. The unit also includes a secure storage locker on the lower level for seasonal items and extra belongings, as well as one assigned outdoor parking stall. If you're looking for spacious, low-maintenance living with beautiful views and a fantastic Riverstone location, this condo is one you won't want to miss.