



GRASSROOTS
REALTY GROUP

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202, 245 Red Deer Drive SW
Medicine Hat, Alberta

MLS # A2336060



\$224,900

Division:	SW Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,149 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 709
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Glass top dinng room table & 8 chairs, patio table & 2 chairs, espresso color stand in dinng room, window blinds

Are you ready for worry-free condo life? This beautiful 3 bedroom, 2 bathroom corner condo is clean and move-in ready, just bring your suitcase. Riverview Terrace is in a serene location, surrounded by mature pine trees and is near to highway exits, the Big Marble Centre and the hospital. The condo has been well-maintained and updated with fresh botanical colors. The primary bedroom features a walk-through closet and ensuite. The other two bedrooms are generously sized and share a 4-piece main bath. The kitchen, bathrooms and spacious foyer have unique new flooring. Other upgrades include a stacking washer & dryer (2023) and low profile, over-range microwave (2025). You'll love the pretty sunset views from your covered, corner balcony. This unit comes with two parking stalls. All utilities are included in the condo fee, including electricity, heat, sewer and water! The condo has a storage room, plus extra storage may be available outside. This condo is not age restricted and small pets are allowed. Check out the Virtual Tour! Some photos have been virtually staged to illustrate furniture placement.