



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

208, 245 Red Deer Drive SW
Medicine Hat, Alberta

MLS # A2343843



\$159,900

Division:	SW Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler
Floors:	Carpet, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Stucco
Foundation:	-
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 506
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: Fridge, stove, hood fan, dishwasher built-in, washer & dryer, window coverings, wall air conditioner

Welcome to Riverview Terrace! Ideally located close to shopping, restaurants, parks, walking paths, and everyday amenities, this well maintained building offers a fantastic opportunity for first-time buyers, downsizers, or investors, with no age restrictions. This main floor unit features 2 bedrooms, 1 bathroom, and 805 sq. ft. of comfortable living space. The functional galley kitchen includes all appliances and features a large opening to the living room, creating a more open feel while allowing natural light to flow between the spaces. The bright living room provides access to a private balcony, perfect for enjoying your morning coffee or relaxing at the end of the day. A 4pc bathroom and in-unit laundry add to the everyday convenience of this home. Monthly condo fees of \$505.63 include all utilities, offering excellent value and predictable monthly expenses. One assigned parking stall is also included. Whether you're looking for an affordable place to call home or a low maintenance investment property, this well located Riverview Terrace unit is an excellent opportunity.