



GRASSROOTS
REALTY GROUP

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235, 201 River Ridge Drive NW
Medicine Hat, Alberta

MLS # A2344042



\$194,700

Division:	Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	2
Garage:	Garage Door Opener, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions:	Electric Fireplace
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Vacant and available for immediate possession. Welcome to Riverstone—where comfort, space, and easy living come together in one. Enjoy Heated UNDERGROUND PARKING with an included Titled parking stall. Step inside this bright and inviting 1 bedroom, 2 bathroom unit and immediately feel the thoughtful layout. Just to your right, you’ll find a convenient in-suite laundry room complete with washer and dryer, storage space, and a full 4-piece bathroom—perfect for guests! The heart of the home opens up into a spacious, open-concept kitchen, living, and dining area designed for both relaxing and entertaining. The kitchen offers generous cupboard and counter space. The Living room includes a cozy electric fireplace. From the living room, step out onto your private balcony and take in the beautiful prairie sky—an ideal spot for morning coffee or unwinding at the end of the day. Tucked just off the living area, the primary bedroom provides a peaceful retreat, featuring two closets for ample storage and a private ensuite bathroom with walk-in shower. In addition to great storage within the unit there is an additional storage room in front of the included Underground parking. Riverstone is well managed and well Maintained. This great condo is ready to welcome you in. Book your showing today!