



GRASSROOTS
REALTY GROUP

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**329, 201 River Ridge Drive NW
Medicine Hat, Alberta**

MLS # A2344575



\$239,900

Division:	Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,118 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 660
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Elevator, No Smoking Home, Pantry		

Inclusions:	Murphy bed
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Price Reduced \$10,000 to Sell!!! Easy living in this 2 bdm, 2 bth condo with great square footage for the price! Riverstone is situated in beautiful Riverside, with easy access to downtown via historic tree-lined 3rd St, and quick on to the #1 hi-way. Kitchen features nice wood cabinets, breakfast bar and access to your deck to enjoy morning coffee with no neighbors across road its just natural relaxing praries and gorgeous evening sunsets. Large windows bring in tons of natural light in this well kept unit. Flexibility here with a fun murphy bed in the 2nd bedroom so it can be used for an office or crafty space for your enjoyment, but can make back into a bedroom for your guests to stay in. 2 bathrooms is always a bonus with 3pc. Ensuite off the Master bedroom as well as your full 4pc main. Assigned parking stall and storage unit in the heated underground garage. Central air conditioner to keep you cool in the summer and electric fireplace to keep you cozy in the winter. Full appliance package included-Fridge, stove, dishwasher, microwave and stacking washer dryer in its own room with some storage area there also. Bonus-Fireplace has new insert installed, as well as new kitchen tap. All major utilities electricity, heat, water etc included in the \$660 monthly condo fee. This unit is priced to sell when comparing price per sq ft! Start your relaxing lifestyle here, Have a look today!!