



**GRASSROOTS**  
REALTY GROUP

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206 Washington Way SE  
Medicine Hat, Alberta

MLS # A2346336



**\$343,900**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | River Flats                     |        |                   |
| Type:     | Residential/Duplex              |        |                   |
| Style:    | Attached-Side by Side, Bungalow |        |                   |
| Size:     | 1,078 sq.ft.                    | Age:   | 2003 (23 yrs old) |
| Beds:     | 2                               | Baths: | 2                 |
| Garage:   | Single Garage Attached          |        |                   |
| Lot Size: | -                               |        |                   |
| Lot Feat: | See Remarks                     |        |                   |

|             |                     |            |        |
|-------------|---------------------|------------|--------|
| Heating:    | Forced Air          | Water:     | -      |
| Floors:     | Laminate, Vinyl     | Sewer:     | -      |
| Roof:       | Asphalt Shingle     | Condo Fee: | \$ 427 |
| Basement:   | Full                | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding | Zoning:    | R-MD   |
| Foundation: | Poured Concrete     | Utilities: | -      |
| Features:   | Closet Organizers   |            |        |

**Inclusions:** Fridge, Stove, BI dishwasher, Washer, Dryer, Window coverings, Garage door opener and remote , Central A/C, blink doorbell camera

Rarely do these units come to market! such and opportunity! This Bright and cheerful bungalow-style condo with a fully developed basement is ready for its next owner! As you enter, you'll appreciate the offer perfectly positioned for greeting guests or dedicated work. Everything you need is on the main floor, including the primary bedroom, full bathroom, and laundry. The open concept lends to entertaining, watching TV while you cook, and spending quality time with family. The covered back deck enjoys privacy screening, and there is even a fully fenced BBQ patio. The basement enjoys another large bedroom, a family room, a full bath, and awesome storage. Walkable to the Viner Centre, parks and pathways galore, and central to everything! This is a lovely location! 40+ condo, pets allowed with restrictions.