

# \$320,000 - 532, 201 River Ridge Drive Nw, Medicine Hat

MLS® #A2203625

**\$320,000**

2 Bedroom, 2.00 Bathroom, 1,450 sqft  
Residential on 0.00 Acres

Riverside, Medicine Hat, Alberta

For more information, please click on Brochure button.

Welcome to Suite 532 - 30 plus age restricted, located at 201 River Ridge Dr NW, Medicine Hat, AB. Prepare to be amazed! This new listing is a 5th floor penthouse suite with a beautiful view of the South Sask. River. This is a premium quality suite, construction spec. is 1556 with total finished area of 1450 Sq ft. Once inside, you'll love the welcoming spacious layout, attractive tile flooring, high ceilings and lots of windows. Everything you need is on one floor including washer & dryer, a computer work station with storage, and even a wall bed for visitors. The primary bedroom is a retreat of its own with a walk-in closet, an ensuite bathroom with 5ft. walk-in shower. The spacious living area, which also faces the river valley, is perfect for relaxation with a cozy electric fireplace. The condo fee is \$753 and covers all utilities, building insurance, maintenance, reserve fund contributions, snow removal, security and handicap accessed elevator. This is a well maintained suite ready to move into and possession is negotiable. Also, in the parkade, you have access to a convenient parking spot and upgraded storage area. This upscale condo is very quiet and pet friendly with restrictions. This is without a doubt the best deal in town.

Built in 2008



## Essential Information

MLS® #	A2203625
Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,450
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	532, 201 River Ridge Drive Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8V6

## Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade

## Interior

Interior Features	Elevator, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range
Heating	Natural Gas, Boiler, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	5
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt
Construction	Concrete, Stucco, Wood Fram
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	24
Zoning	R1



## Listing Details

Listing Office	Easy List Realty
----------------	------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.