

# **\$294,900 - 338 Washington Way Se, Medicine Hat**

MLS® #A2236714

**\$294,900**

3 Bedroom, 4.00 Bathroom, 1,313 sqft

Residential on 0.00 Acres

River Flats, Medicine Hat, Alberta

Charming 3-Bed, 3.5-Bath Townhome in the Heart of River Flats

Welcome to 338 Washington Way SE – a fully developed 2-storey townhome offering the perfect blend of comfort, functionality, and location. Nestled in a mature, tree-lined area of the River Flats, this affordable and spacious home is ideal for families, professionals, or investors looking for low-maintenance living near parks, paths, and amenities.

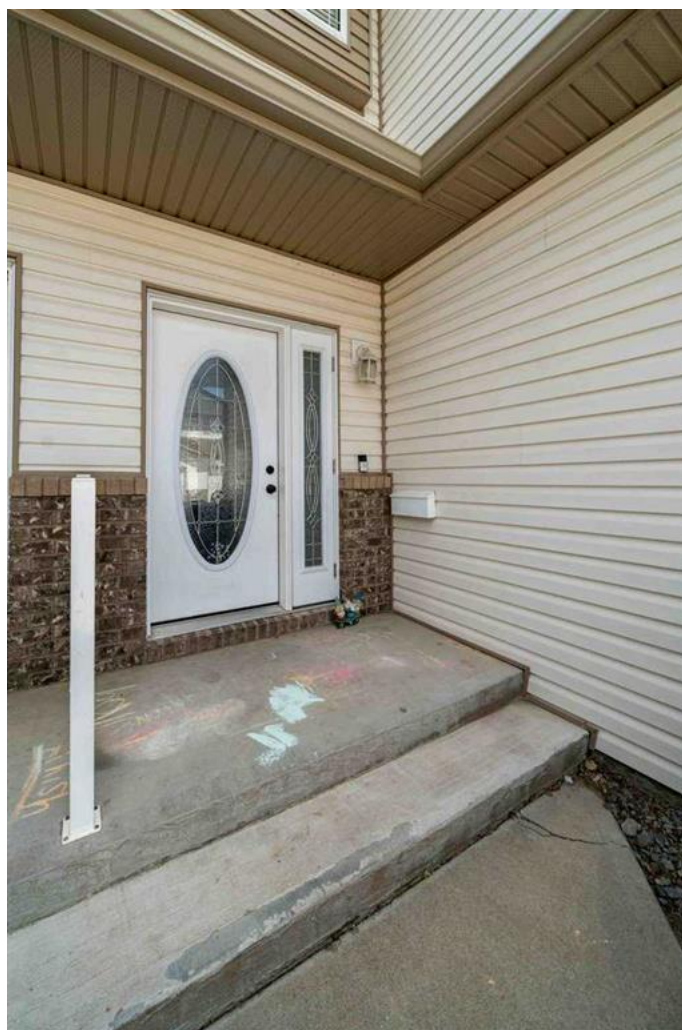
Step inside to a bright, open-concept main floor that seamlessly connects the living, dining, and kitchen areas – perfect for entertaining or cozy nights in. The full appliance package is included, making your move-in simple and stress-free. Step out back onto your private deck and concrete patio – a quiet retreat for morning coffee or summer BBQs.

Upstairs, you’ll find two generously sized bedrooms, each with its own ensuite bathroom and walk-in closet, along with the convenience of a second-floor laundry room.

The fully finished basement adds even more living space with a third bedroom, a stylish 3-piece bath featuring a deep soaker tub, a dry bar, and a cozy family room – great for guests or movie nights.

Additional highlights include a single attached garage, Condo fees of just \$286.35/month include water & electricity for exterior common areas, lawn care, snow removal, professional management, and reserve fund contributions.

Located close to scenic walking paths, Athletic



Park, Lions Park, Strathcona Pool, and more  
This is an incredible opportunity to own a  
well-maintained townhome in a peaceful,  
amenity-rich neighborhood.

Built in 2004

### Essential Information

MLS® #	A2236714
Price	\$294,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	338 Washington Way Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8V2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Dry Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

	Microwave Hood Fan, R
	Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full



**Exterior**

Exterior Features	None
Lot Description	Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	9
Zoning	R-MD

**Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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