

# \$244,900 - 225 Washington Way Se, Medicine Hat

MLS® #A2250302

**\$244,900**

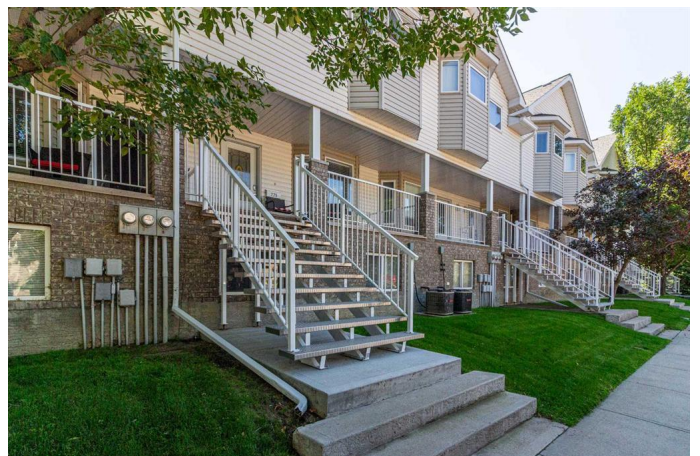
2 Bedroom, 2.00 Bathroom, 1,359 sqft

Residential on 0.00 Acres

River Flats, Medicine Hat, Alberta

Charming Townhouse with Park Views & Dual Balconies

Welcome to this inviting two-bedroom, two-bathroom townhouse that blends comfort and convenience with a touch of charm. Boasting both front and back balconies, this home offers the perfect mix of indoor and outdoor living. The private back balcony is the ideal retreat to sip your morning coffee or simply relax while overlooking the park. Step inside to an open-concept floor plan filled with natural light and good vibes. The spacious living room flows seamlessly into a well-appointed kitchen, complete with an abundance of cabinetry, generous counter space, a handy island, and an updated backsplash. The dining area is perfectly sized for hosting guests and opens directly onto the back balcony—ideal for entertaining or enjoying peaceful evenings outdoors. The upper level features a good-sized bedroom, a full bathroom, convenient laundry, and a spacious primary suite with a four-piece en-suite. Two dedicated parking stalls right out front add to the convenience. Located with Strathcona Park just steps from your door, you™ll love having access to ball diamonds, walking paths, and a swimming pool—all for your enjoyment. Whether you™re a first-time buyer looking to start your homeownership journey, or an investor seeking a great addition to your portfolio, this property is the perfect fit.



Built in 2003

## Essential Information

MLS® #	A2250302
Price	\$244,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,359
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	225 Washington Way Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8T9

## Amenities

Amenities	None
Parking Spaces	2
Parking	Assigned, Stall

## Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Landscaped

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 22nd, 2025
Zoning	R-MD

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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