

\$224,500 - 427, 201 River Ridge Drive Nw, Medicine Hat

MLS® #A2251953

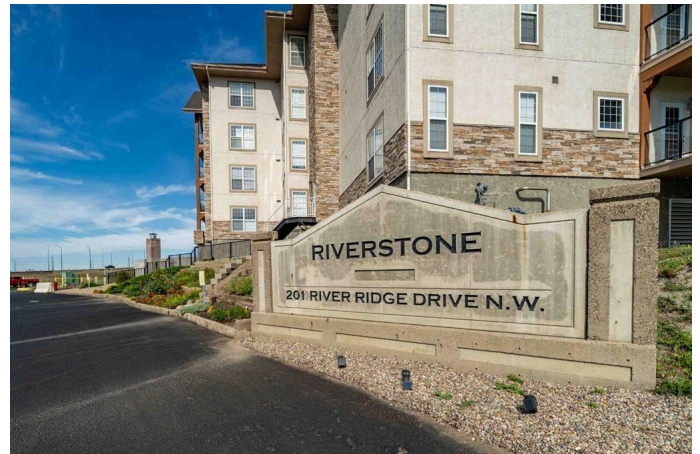
\$224,500

1 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.00 Acres

Northwest Crescent Heights, Medicine Hat,
Alberta

Looking for a beautifully updated condo near the hospital or close proximity to the #1 highway which leads you to all areas of the city? Here it is. This lovely 1 bed, 1 bath unit boasts a kitchen that has quartz counters, gleaming tile backsplash, white cabinets, blanco sink and corner pantry to accommodate your groceries and large appliances. The kitchen counter allows for stool seating for quick and easy meals..adjacent, there is also enough room for more formal dining. The cabinetry in the bathroom is also white and includes 2 access doors. The living room has an electric fireplace for ambience or warmth during the cooler months, and in the hotter months, central ac will keep you cool. The bedroom is large enough to accommodate a king size bed, as well as other pieces of storage furniture, a large closet and has access to the bathroom from within. Concluding the inside of this unit is ensuite laundry and a den for anyone who needs an office/art studio or even a guest who stays for a few days. The deck provides views of the prairie hills that can be enjoyed throughout the seasons...there is also a gas line for a BBQ. Parking is dedicated to a titled secured underground stall, with more parking available outside for a minimum monthly fee (includes a plug in). Assigned storage for your larger or seasonal items is included. This condo is 30+, allows pets (with restrictions), is professionally managed and condo fees include everything



except your cable and/or wifi. Possession can be very quick so come see today!

Built in 2007

Essential Information

MLS® #	A2251953
Price	\$224,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	427, 201 River Ridge Drive Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8V6

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Stone, Stucco

Additional Information

Date Listed	August 27th, 2025
Days on Market	1
Zoning	R-MD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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