

# \$305,000 - 362 Washington Way Se, Medicine Hat

MLS® #A2214134

**\$305,000**

4 Bedroom, 4.00 Bathroom, 1,547 sqft

Residential on 0.00 Acres

River Flats, Medicine Hat, Alberta

If you've been waiting for the perfect blend of space, style, and stress-free living, this is it. This beautifully maintained 4 bedroom+ Office/Den, 4-bathroom, Plus double HEATED garage with awesome shelving, is now available and ready to impress. Nestled in the heart of River Flats, you'll enjoy a peaceful, established neighborhood with easy access to parks, trails, schools, downtown amenities, and the South Saskatchewan River. Professionally cleaned and move-in ready, this home offers a warm, functional layout designed for everyday comfort. The main floor features direct access to the heated double attached garage, a convenient 2-piece powder room, and main-floor laundry (washer and dryer replaced in 2017). The kitchen is the heart of the home, equipped with a Samsung stainless steel appliance package, a large island with double sinks, a pantry, and a stylish coffee bar addition for extra storage and charm. The dining area leads to a private, fenced patio with a built-in privacy divider – perfect for morning coffee or hosting friends on warm summer nights. Upstairs, you'll find three generously sized bedrooms, two bathrooms, and a versatile bonus room ideal for a home office, reading nook, or play space. The primary suite includes a walk-in closet and a 3-piece ensuite featuring a newly installed walk-in shower. The fully developed basement adds even more value with a fourth bedroom and a flexible living area to suit your needs. Condo fees of \$338.64/month cover lawn care,



snow removal of common areas, exterior maintenance, insurance, and contribute to a healthy reserve fund for future replacements such as roofing, siding, windows, doors, and pavement. Located in one of Medicine Hat's most character neighborhoods, this home combines lifestyle, location, and low-maintenance living "all in one inviting package. Book a showing with a Real Estate Agent today!

Built in 2005

### Essential Information

MLS® #	A2214134
Price	\$305,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,547
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	362 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	Double Garage Attached, Drive In
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Low Maintenance
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	10
Zoning	R-MD

### Listing Details

Listing Office	2 PERCENT REALTY
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