

# \$239,900 - 408, 29 River Ridge Drive Nw, Medicine Hat

MLS® #A2233791

**\$239,900**

1 Bedroom, 1.00 Bathroom, 718 sqft

Residential on 0.00 Acres

Riverside, Medicine Hat, Alberta

Beautiful River Ridge Estates offers this engaging luxury 55 plus renovated condo. This Top Floor, one neighbour unit boasts a stunning view from windows and covered balcony. Many upgrades and super features that include new appliances, quartz countertop, kitchen sink, electric fireplace, central air and the key convenience of in unit laundry, lots storage up and down and titled parking is included with unit. Parking is close to elevator. River Ridge Estates offers an extensive array of amenities such as an indoor salt water pool, hot tub, library, theatre room, banquet room, work shop, car wash, guest rooms, beautiful walking paths. An added bonus of small pets with board approval. You have easy access to shopping and dining...a low maintenance home...freedom to come and go without worry...embrace the elevated lifestyle in a pleasant thriving community. This unit is located close to the elevator for convenience but far enough away so there is no distraction. Close to guest rooms. Call for your private showing today.

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2233791  |
| Price     | \$239,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 718               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 408, 29 River Ridge Drive Nw |
| Subdivision | Riverside                    |
| City        | Medicine Hat                 |
| County      | Medicine Hat                 |
| Province    | Alberta                      |
| Postal Code | T1A8V3                       |

### Amenities

|                |                                                                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Storage, Trash, Visitor Parking, Car Wash, Fitness Center, Garbage Chute, Guest Suite, Indoor Pool, Laundry, Party Room, Recreation Facilities, Spa/Hot Tub, Snow Removal, Workshop |
| Parking Spaces | 1                                                                                                                                                                                                |
| Parking        | Underground, Garage Door Opener, Heated Garage, Owned, Workshop in Garage                                                                                                                        |
| # of Garages   | 1                                                                                                                                                                                                |
| Waterfront     | See Remarks                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Elevator, Recreation Facilities |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s)                                                   |
| Heating           | Boiler                                                                                                                           |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Electric, Living Room                                                                                                            |
| # of Stories      | 5                                                                                                                                |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Storage, BBQ gas line        |
| Roof              | Tile                                  |
| Construction      | Brick, Concrete, Stucco, Vinyl Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 43              |
| Zoning         | R-MD            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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