

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

MLS® #A2251953

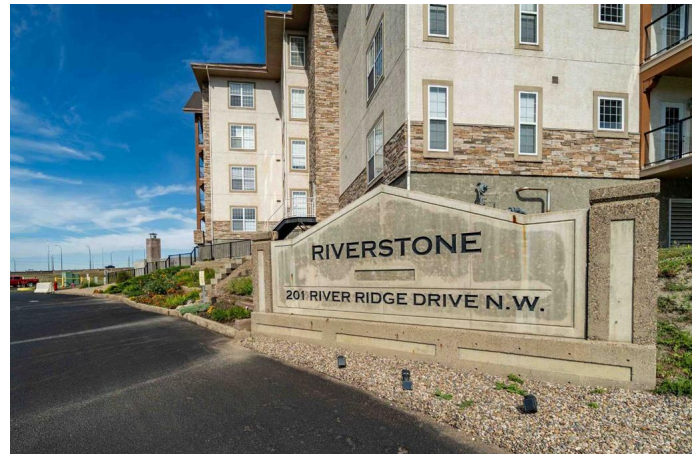
**\$224,500**

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 | 5                 |
| Zoning         | R-MD              |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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