

\$214,900 - 345 Washington Way Se, Medicine Hat

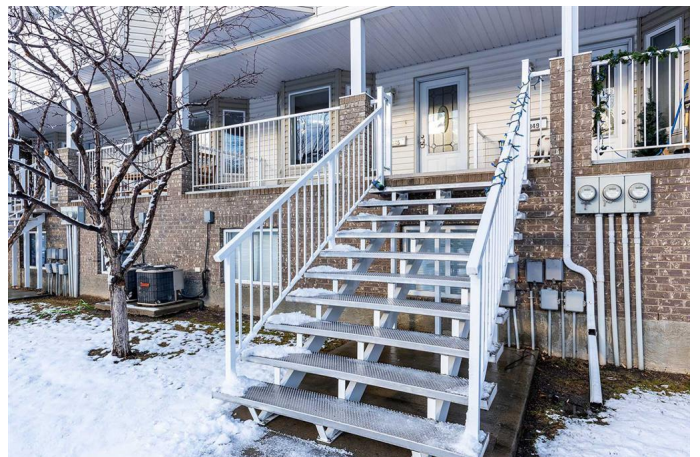
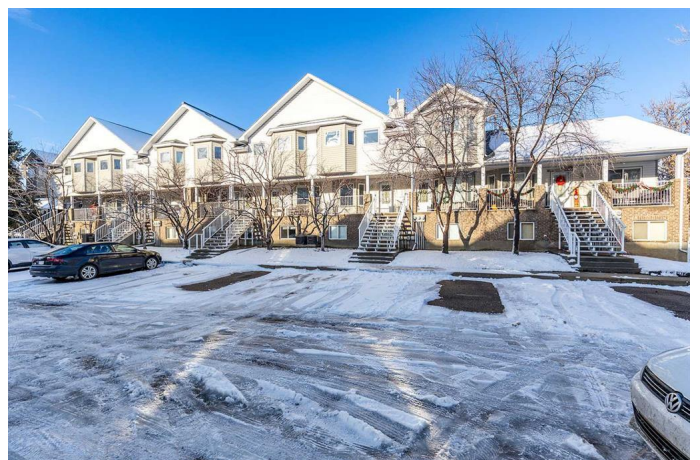
MLS® #A2182860

\$214,900

3 Bedroom, 3.00 Bathroom, 1,234 sqft
Residential on 0.00 Acres

River Flats, Medicine Hat, Alberta

Attention first-time buyers, downsizers, and savvy investors! Nestled in the heart of the picturesque Lions Park area and just steps away from Strathcona Island Park, this two-story townhouse offers an incredible opportunity to own a stylish and versatile home in a prime location. Boasting 2 parking spaces directly in front, 3 good sized bedrooms, 2.5 bathrooms, and a thoughtfully designed layout, this property is perfect for those starting their homeownership journey, downsizing, or seeking a standout addition to their portfolio. Inside, the bright main level welcomes you with large windows that flood the living room with natural light and an electric fireplace that creates a cozy ambiance. The adjoining kitchen and dining area provide a functional layout, complete with a charming balcony in front and a private deck off the dining room. Upstairs, the primary bedroom features a four-piece ensuite, offering privacy and comfort. Two additional bedrooms, a second four-piece bathroom, and convenient upper-level laundry make this floor both practical and inviting. Recent upgrades include new flooring in 2 bathrooms, and fresh paint up and down. Set in a vibrant community, in close proximity to the Stracona pool, Tennis/ Pickle Ball Courts and Baseball Diamonds, this townhouse places you at the heart of convenience and charm. Enjoy the scenic beauty of Strathcona Park nearby, with its walking trails, open green spaces, and family-friendly amenities. The neighborhood



offers a perfect balance of tranquility and accessibility, with shopping and downing of Downtown Medicine Hat all within easy reach. Whether youâ€™re looking to settle down or make a smart investment, this location truly has it all! The carpets have just been cleaned and available for quick possession. Donâ€™t miss out on this incredible opportunityâ€”book a showing with a real estate agent today!

Built in 2003

Essential Information

MLS® #	A2182860
Price	\$214,900
Sold Price	\$205,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	345 Washington Way Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8T9

Amenities

Amenities	Parking
Parking Spaces	2

Parking	Stall, Paved
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Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Electric, Living Room
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Basement	None
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Exterior

Exterior Features	Balcony
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Lot Description	Level
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Roof	Asphalt Shingle
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Construction	Brick, Concrete, Vinyl Siding
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Foundation	Poured Concrete, Slab
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Additional Information

Date Listed	December 9th, 2024
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Date Sold	December 16th, 2024
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Days on Market	5
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Zoning	R-MD
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HOA Fees	0.00
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Listing Details

Listing Office	2 PERCENT REALTY
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