

\$300,000 - 516, 29 River Ridge Drive Nw, Medicine Hat

MLS® #A2186065

\$300,000

3 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.00 Acres

Riverside, Medicine Hat, Alberta

Welcome to this freshly painted TOP-FLOOR condo in the prestigious River Ridge Estates, where modern comfort meets timeless design. This 2-bedroom PLUS DEN unit features the exclusive Cascade Floor Plan, one of only four in the building. No other floor plans in this building offer 2 bedrooms plus a Den. The unit is pet-free and smoke-free, boasting nearly 1100 sq ft, it offers a premium location with no units above, a beautiful view of the rolling hills to the north and is very near the elevator. This unit has high ceilings and is filled with natural light from the large windows, creating a bright and open atmosphere. The Kitchen is GORGEOUS with white cabinets, QUARTZ counters, modern tile backsplash, full white appliance package, and additional pantry space near the entry area. The kitchen sink has a water filtration system with a dedicated faucet and garburator. Step onto your private balcony, an ideal retreat for outdoor relaxation (equipped with a natural gas line). The spacious primary bedroom includes a large walk-in closet and a private 3-piece ensuite, while the second bedroom provides generous space for guests, another sitting room, or storage. The versatile den, equipped with a closet and sprinkler system, is perfect for a home office or a third bedroom. The large laundry room has built-in cabinets for storage, a folding counter and more space for an extra fridge or chest freezer. Modern updates since 2018 include quartz countertops with a sleek tile backsplash, new kitchen sink, updated



flooring, toilet, and a fresh coat of paint throughout (January 2025). Another huge value add is that the furnace's heater coil was replaced. This condo includes heated underground parking and additional storage space. River Ridge Estates offers an array of amenities, such as a saltwater pool, steam room, exercise facility, theatre, wood shop, car wash, and games room, providing a resort-like lifestyle. (The building is Pet friendly with restrictions.) This top-floor condo with high ceilings combines space, light, and luxury. Don't miss an opportunity of a lifetime - schedule your viewing today!

Built in 2005

Essential Information

MLS® #	A2186065
Price	\$300,000
Sold Price	\$302,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,098
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	516, 29 River Ridge Drive Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8V3

Amenities

Amenities	Elevator(s), Indoor Pool, Parking, Snow Removal, Storage, Visitor Parking, Car Wash, Guest Suite, Party Room, Spa/Hot Tub
Parking Spaces	1
Parking	Heated Garage, Underground, Stall, Titled

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Wood Siding

Additional Information

Date Listed	January 8th, 2025
Date Sold	January 28th, 2025
Days on Market	20
Zoning	R-MD
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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