

\$469,900 - 29 River Ridge Court Nw, Medicine Hat

MLS® #A2192177

\$469,900

3 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.13 Acres

Riverside, Medicine Hat, Alberta

Immaculate and Move-In Ready – 29 River Ridge Court NW!! Welcome to 29 River Ridge Court NW, a beautifully maintained 3-bedroom, 2.5-bathroom home in an exclusive 55+ gated community. This fully developed gem is a perfect blend of style, comfort, and functionality. The main floor boasts an open-concept design with a spacious living room featuring a cozy gas-burning fireplace. The large windows throughout allow for an abundance of natural light, highlighting the high 9'™ ceilings and creating a warm, inviting atmosphere. The kitchen is a chef's™ dream, offering stunning maple cabinets, granite countertops, and a large walk-in pantry. The kitchen island with an eat-up bar is perfect for casual dining or entertaining. A full appliance package, including a washer and dryer, ensures convenience and ease of living. The master suite is a true retreat, complete with an ensuite that includes a jetted tub and separate shower. Enjoy your morning coffee in the enclosed sunroom off the master bedroom, or step out onto the open deck from the dining area for a breath of fresh air. The lower level is equally impressive with a huge family room, perfect for cozy nights in front of the gas-burning fireplace. It also features a large third bedroom, a 4-piece bath, and a den/office that could easily serve as a 4th bedroom, offering plenty of space for all your needs. A large mechanical room provides additional storage space, keeping everything organized and



accessible. The home also includes a spacious main floor laundry area, a convenient 2-piece powder room off the garage, and a double attached garage with radiant heat, ensuring comfort year-round. The gated community offers carefree living, with condo fees of \$395/month covering common area maintenance, exterior insurance, grounds care, reserve fund contributions, and snow removal. This incredible home is perfect for those looking to downsize without compromising on space or style. Don't miss out on this opportunity for maintenance-free living in a well-kept and welcoming community.

Built in 2006

Essential Information

MLS® #	A2192177
Price	\$469,900
Sold Price	\$442,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,343
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	29 River Ridge Court Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta

Postal Code T1A 8V4

Amenities

Amenities Clubhouse, Fitness Center, Indoor Pool, Recreation Room, Spa/Hot Tub
Parking Spaces 3
Parking Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances Dryer, Refrigerator, Washer, Central Air Conditioner, Dishwasher, Garburator, Garage Control(s), Microwave, Range Hood, Stove(s), Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description Cul-De-Sac, Irregular Lot, Landscaped, No Neighbours Behind, Underground Sprinklers
Roof Tile
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed February 11th, 2025
Date Sold March 29th, 2025
Days on Market 46
Zoning R-MD
HOA Fees 0.00

Listing Details

Listing Office RIVER STREET REAL ESTATE

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