

**17 River Ridge Link NW
Medicine Hat, Alberta**

MLS # A2266930



\$529,900

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,246 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Greenb		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Garage work bench and 3 garage cabinets, wall mirror on the staircase, patio heater, Gas BBQ (Upper deck), 2 Corner Stands (In Living Room & one in the den/library)

Every now and again, you come across a property that really impresses you and immediately you know BUYERS will feel exactly the same way. The CONDITION and LOCATION of this great property would score top marks and because of this, it's important for all Buyers not hesitate to set up a showing with your favourite Real Estate agent. This walkout out bungalow is located in a respected gated neighbourhood, the beautiful community known as the "River Ridge Garden Homes". Some unique features include: tiled roof; double attached "heated" garage, no carpets except on the staircase, hardwood or tile throughout, 1+1 bedroom and 2+1 bathrooms, an open style main floor with a lovely front den/library room, main floor laundry, a fireplace in the living room, quartz kitchen counter tops and light maple cabinets, and a covered enclosed LARGE deck with gas-line and a heater to make three season use easy. The back faces south overlooking the fountains and beautifully landscaped park AND finally triple pane windows throughout the unit. Going down the turnback staircase you will be treated to a large "L" shaped family room, heated floors, 9' ceilings, another full bathroom, a storage room and of course the second bedroom. Exiting the lower level to the 'second' covered deck, again overlooking the very well managed and serene setting all landscaped with beautiful large trees, walkways, fountains and the privacy and solitude we all desire. The demographics of this community of like-minded peers who wish to enjoy a five-star accommodation yet have the privacy, security and quiet that suites the lifestyle of many of the 55+ age bracket. The Garden Homes has low condo fees and offers a maintenance free lifestyle. The owners have access to the beautiful and many condo amenities at 29 River Ridge Dr. N.W. Pets allowed

with approval of the board. ***NOTE: Title Insurance will be offered and paid for by the Seller for the Buyer in lieu of an RPR. Watch for the lights in the park behind – they are spectacular! MORE PICTURES will be attached today.