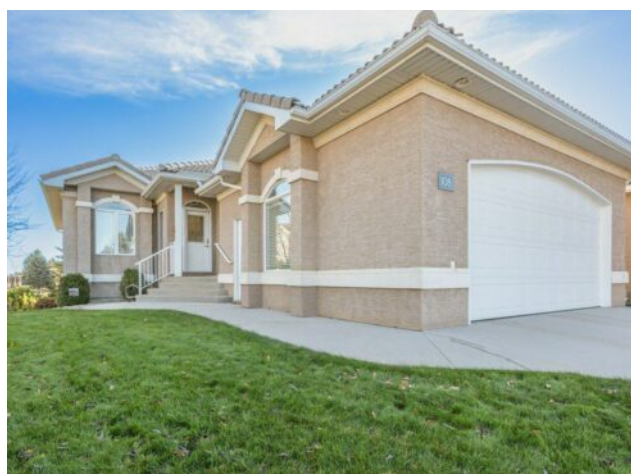


108 River Ridge Drive NW
Medicine Hat, Alberta

MLS # A2269254



\$519,500

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Northwest Crescent Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,233 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Irregular Lot, Landscaped, Low Maintenance | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 395 |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-MD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Chandelier, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Wet Bar | | |

Inclusions: PATIO TABLE AND CHAIR SET, FRIDGE IN GARAGE, FREEZER IN GARAGE, DESK IN STORAGE ROOM, BBQ, WINDOW COVERINGS

Welcome to this meticulously maintained walk-out bungalow in the prestigious River Ridge Garden Homes, a sought-after 55+ gated community offering luxury, comfort, and convenience! Step inside to gleaming hardwood floors, a bright den/library, and an open-concept kitchen and living area featuring a cozy gas fireplace and access to your private deck overlooking beautifully landscaped grounds, complete with waterways and fountains. The fully developed walk-out lower level boasts a spacious family room with custom wet bar, a large bedroom, full bathroom, and direct access to the immaculately maintained outdoor space—no yard work required! Enjoy year-round comfort with in-floor heating in the basement and a tiled roof, plus a double attached heated garage with epoxy floors. Residents enjoy access to the 29 River Ridge Dr amenities, including a pool, hot tub spa, social rooms, and more. Pets allowed (with board approval). Experience the perfect blend of luxury, privacy, and carefree living in this exceptional home—just move in and start relaxing!