

**242 Washington Way SE  
Medicine Hat, Alberta**

**MLS # A2278909**



**\$369,900**

<b>Division:</b>	River Flats	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b> 2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	Few Trees, Landscaped	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 427
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** China cabinet in kitchen, attached shelving in garage, tv mounts,

Welcome to this amazing bungalow-style condo located in the desirable River Park Bungalow community, just steps from the Strathcona Pool, tennis courts, parks, and scenic walking paths. This well-maintained home offers 2 bedrooms, 2 bathrooms, and a single attached garage, providing both comfort and convenience. As you step inside, you'll find a charming office area to the left—perfect for working from home or a quiet reading space. The kitchen and dining area offer ample room for preparing meals and enjoying time with family and friends, flowing seamlessly into the open-concept living room. This inviting layout creates a wonderful space for everyday living and entertaining. Off the living room, a screened-in deck provides the perfect place to relax and unwind. The main floor is completed by a generously sized primary bedroom and a full 4-piece bathroom. Downstairs, you'll find a spacious second bedroom, a 3-piece bathroom, and a large family room ideal for entertaining or relaxing. Completing the lower level is a utility room and a large storage room, offering plenty of space for all your storage needs. Condo fees \$427.20/month. Age restriction 40+ living