

\$529,900 - 17 River Ridge Link Nw, Medicine Hat

MLS® #A2266930

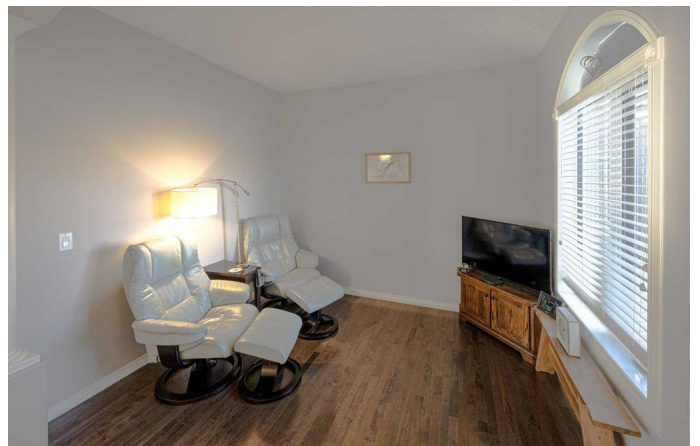
\$529,900

2 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.09 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

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 enclose 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.

Built in 2004

Essential Information

MLS® #	A2266930
Price	\$529,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	17 River Ridge Link Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8V6

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Facilities, Snow Removal, Spa/Hot Tub, Game Court Interior, Indoor Pool
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Private Yard, Covered Courtyard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landscaped, Low Maintenance Landscape, Private, Street Lighting, Greenbelt, Sloped Down, Underground Sprinklers, Waterfall
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	3
Zoning	R-MD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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