\$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 neibourhood, 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 â€" 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, Game Court Interior, Indoor Pool, Party

Room, Recreation Facilities, Snow Removal, Spa/Hot Tub

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, Landscaped, Low

Maintenance Landscape, Private, Street Lighting, Environmental

Reserve, Greenbelt, Sloped Down, Underground Sprinklers, Waterfall

Roof Clay Tile

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed October 27th, 2025

Days on Market 7

Zoning R-MD

Listing Details

Listing Office RIVER STREET REAL ESTATE

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