

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

MLS # A2277672



\$244,900

Division:	River Flats		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	On Street, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	None	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, hood fan, washer, dryer, window coverings, ac unit

Welcome to 425 Washington Way SE—a bright and well-kept townhouse in the heart of the highly sought-after River Flats neighborhood. Fresh paint throughout, and all brand new flooring. Offering 1374 sq. ft. of thoughtful living space, this home is a perfect fit whether you’re a first-time buyer, downsizing, or looking for an investment property with low maintenance. Inside, you’ll find a spacious and functional layout. The main floor features a welcoming living room, open dining area, and practical kitchen designed for everyday living. Off the back of the condo you have a private deck space to be enjoyed all year long. Upstairs, the generous primary suite comes complete with its own 4 piece ensuite, while two additional bedrooms and a full bath provide plenty of room for family, guests, or a home office. Convenience is key with two assigned parking stalls right out front, and the location is hard to beat—situated on a quiet, family-friendly street, close to schools, parks, walking trails, and just steps from the South Saskatchewan River pathways. This condo is going to be completely Move-in ready. Get read to take over a like new unit!