

# \$294,000 - 241 Washington Way Se, Medicine Hat

MLS® #A2237697

## \$294,000

3 Bedroom, 2.00 Bathroom, 1,330 sqft

Residential on 0.00 Acres

River Flats, Medicine Hat, Alberta

Such a great opportunity if you are in the market for a BUNGALOW. Also included.... an 22 x 20 ATTACHED garage. If you are downsizing to simplify your life donâ€™t miss this one, this is all a person really needs. Get ready to move in and put your feet up. This home 1330 sqft, offers lovely flow and spacious rooms. The master suite includes a 3 piece ensuite with a walk-in shower as well as a very large walk-in closet. Two additional bedrooms, 4 piece bath, a large living room, plus main floor laundry. The attached garage has direct entry into the home and keyless entry. Lots of shelving for additional storage. Furnace was replaced in 2024, the hot water tank in 2025, the fridge in 2024, flooring, and paint were redone approx 4 years ago. A built in vac + attachments are also included. You will find this home in the heart of River Flats. The location is amazing.â€™ parks, bike trails, walking paths, swimming pool, all at your doorstep. Such affordable living. Condo fees are \$336.59 and include everything but electricity and water.

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2237697  |
| Price     | \$294,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,330         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 241 Washington Way Se |
| Subdivision | River Flats           |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1A8T9                |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Other                                     |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)                 |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | Central Air                                                                          |
| Basement          | None                                                                                 |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other               |
| Lot Description   | See Remarks         |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 32             |
| Zoning         | R-MD           |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.