

\$314,900 - 324 Washington Way Se, Medicine Hat

MLS® #A2259478

\$314,900

3 Bedroom, 4.00 Bathroom, 1,546 sqft
Residential on 0.00 Acres

River Flats, Medicine Hat, Alberta

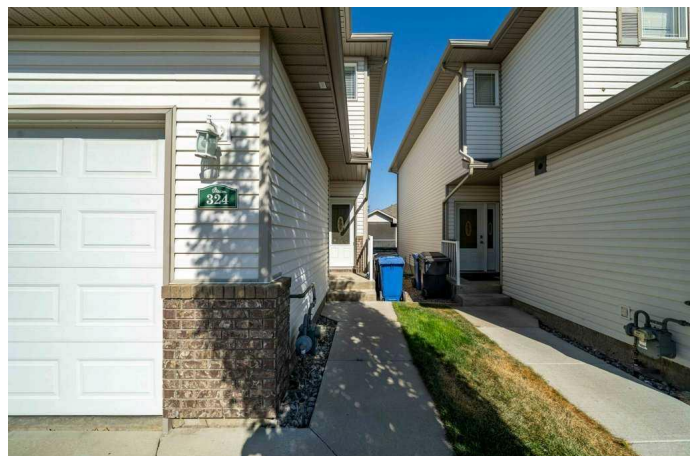
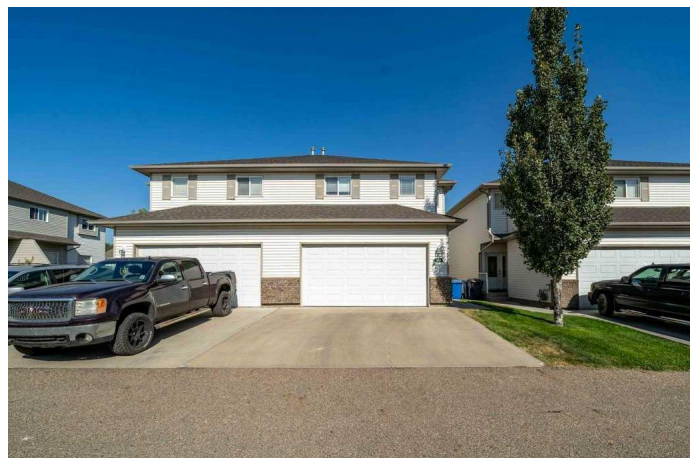
324 Washington Way SE â€“ River Park
Townhomes

Welcome to this fully developed 2-storey condo, ideally located in the desirable River Park Townhomes community. Offering 3 bedrooms and 3.5 bathrooms, this home provides a spacious and functional layout perfect for families, professionals, or investors.

The main floor features a bright and open-concept kitchen complete with an island, maple cabinetry, and a walk-in pantry. The living and dining areas are well-appointed for both everyday living and entertaining. Upstairs, you'll find a large primary bedroom with a full ensuite and generous walk-in closet, along with two additional bedrooms, a full bathroom, and a bonus room ideal for a home office, TV room, or study space.

The fully developed basement offers a cozy family room, a near-complete 3-piece bathroom, and additional space that can be used as a play area, media room, or fitness zone.

This property includes a full appliance package (fridge, stove, dishwasher, washer, dryer, over the range microwave) and is move-in ready. Double attached and finished garage is ideal for keeping your vehicles out of the elements or as a relaxing man-cave! New H2O tank in 2021, Central Air unit in 2025, and Fridge &



Dryer in 2025.

Located within walking distance to Lions Park, Strathcona Island Park & Pool, the curling arena, and local ball diamonds – this central location is perfect for enjoying all that the community has to offer.

Built in 2004

Essential Information

MLS® #	A2259478
Price	\$314,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,546
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	324 Washington Way Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A8V2

Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, Pantry, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	41
Zoning	R-MD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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