

**101, 245 Red Deer Drive SW**  
**Medicine Hat, Alberta**

**MLS # A2271860**



**\$187,500**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 692
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, OTR Microwave, Dishwasher (as is), Washer, Dryer, Wall Air Conditioner, Window Coverings

Welcome to #101 – 245 Red Deer Dr SW, a comfortable and conveniently located condo in Riverview Terrace. This apartment-style home offers easy living with quick access to the hospital, Hwy 1, and River Heights School. The building has no age restrictions, pets are welcome (with some limits), and there’s a playground and greenspace right next door. This ground-floor unit is a standout with its private patio-door entrance—just steps from your assigned parking stall. Inside, you’ll find a good-sized living room with plenty of natural light, opening directly to the dining area for an easy, open feel. The kitchen features white cabinetry paired with stainless steel appliances. Both bedrooms are impressively large and come with walk-in closets. One bedroom includes its own 4-piece ensuite, while the second sits right beside the updated main 4-piece bathroom, making this an ideal setup for roommates, guests, or a small family. The unit also offers in-suite laundry with stacked washer/dryer and a generous storage room. Condo fees are \$691.56/month and cover common area maintenance, electricity, heat, grounds upkeep, professional management, reserve fund contributions, sewer, snow removal, trash, and water.