

\$519,500 - 108 River Ridge Drive Nw, Medicine Hat

MLS® #A2269254

\$519,500

2 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.14 Acres

Northwest Crescent Heights, Medicine Hat,
Alberta

Welcome to this meticulously maintained walk-out bungalow in the prestigious River Ridge Garden Homes, a sought-after 55+ gated community offering luxury, comfort, and convenience! Step inside to gleaming hardwood floors, a bright den/library, and an open-concept kitchen and living area featuring a cozy gas fireplace and access to your private deck overlooking beautifully landscaped grounds, complete with waterways and fountains.

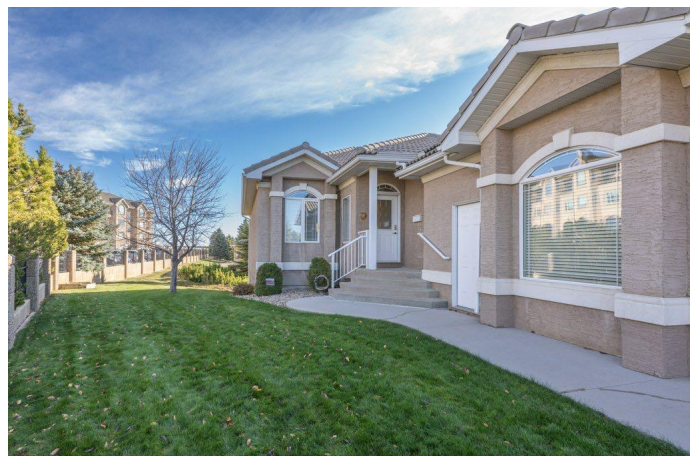
The fully developed walk-out lower level boasts a spacious family room with custom wet bar, a large bedroom, full bathroom, and direct access to the immaculately maintained outdoor space—no yard work required! Enjoy year-round comfort with in-floor heating in the basement and a tiled roof, plus a double attached heated garage with epoxy floors. Residents enjoy access to the 29 River Ridge Dr amenities, including a pool, hot tub spa, social rooms, and more. Pets allowed (with board approval). Experience the perfect blend of luxury, privacy, and carefree living in this exceptional home—just move in and start relaxing!

Built in 2004

Essential Information

MLS® # A2269254

Price \$519,500



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	108 River Ridge Drive Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A8V4

Amenities

Amenities	Fitness Center, Game Court Interior, Other, Party Room, Indoor Pool, Spa/Hot Tub
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Chandelier, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement Full

Exterior

Exterior Features Courtyard, Covered Courtyard
Lot Description Backs on to Park/Green Space, Irregular Lot, Landscaped, Low
Maintenance Landscape
Roof Clay Tile
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed November 7th, 2025
Days on Market 5
Zoning R-MD

Listing Details

Listing Office RIVER STREET REAL ESTATE

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