

\$64,900 - 5 River Ridge Court Nw Court Nw, Medicine Hat

MLS® #A2192722

\$64,900

0 Bedroom, 0.00 Bathroom,
Land on 0.13 Acres

Riverside, Medicine Hat, Alberta

\$10,00 REDUCTION!! SELLER SAYS SELL!! ANY REASONABLE OFFER WILL BE CONSIDERED!! 5 River Ridge Court NW - Last Remaining Lot in Prestigious 55+ Adult Community! This is your opportunity to build your dream home in one of the most sought-after, prestigious gated communities! The last remaining lot at 5 River Ridge Court NW is now available for development in this exclusive 55+ adult community, offering a peaceful and serene environment to embrace your next chapter. With architectural design restrictions in place, you can be assured that the elegant integrity of the neighborhood will remain intact, ensuring the timeless beauty of your surroundings. Enjoy the flexibility of selecting your builder of choice, allowing you to create the home you've always envisioned. The lot features a convenient utility right of way along the south side of the property line, providing extra space for privacy and room to breathe. There is ample space to accommodate a 1,500 sqft bungalow, complete with a 26x26 attached garage and an 18x12 rear covered deck – perfect for enjoying the outdoors in all seasons. There are no time constraints to begin construction, giving you the freedom to plan when the time is right. Plus, there are no condo fees until your home is ready for occupancy. Once completed, condo fees are currently \$395/month, which covers access to the



incredible amenities building. Enjoy the use of the community pool, hot tub, and recreation room, along with grounds maintenance, snow removal, and contributions to the reserve fund. Be the creator of your perfect home on this blank canvas – this is the ideal setting to live in comfort and style. Don't miss your chance to be part of this exceptional community!

Essential Information

MLS® #	A2192722
Price	\$64,900
Bathrooms	0.00
Acres	0.13
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	5 River Ridge Court Nw Court Nw
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8V4

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Recreation Room, Snow Removal
-----------	---

Additional Information

Date Listed	February 10th, 2025
Days on Market	89
Zoning	R-MD

Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

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.