



**GRASSROOTS**  
REALTY GROUP

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210, 194 Sunrise Circle SW  
Medicine Hat, Alberta

MLS # A2245728



**\$275,000**

Division:	SW Southridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,130 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 542
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions: -

Unique 2 bedroom, 2 bathroom one owner corner unit, deck with open view. Condo with no age restriction, allow pet with restriction. This open plan suite has high ceiling, spacious living room, oak kitchen with full appliances. Primary bedroom for your king size bed, walk through closet and ensuite with 5' shower. 2nd bedroom, 4 pcs. main bathroom. Laundry room with stacking washer and dryer, laundry tub, storage cabinet. Central air unit new in 2020. Underground title parking and secure storage locker. Condo fee \$542.38. including all utilities, reserve fund, exterior insurance, landscaping and snow removal, common area maintenance and professional management. Main floor common room with pool table, shuffleboard, dart board, library and workout Centre and kitchen. Visitor parking. This home offers peaceful living with easy access to parks, walking paths and minutes drive to shopping and schools