

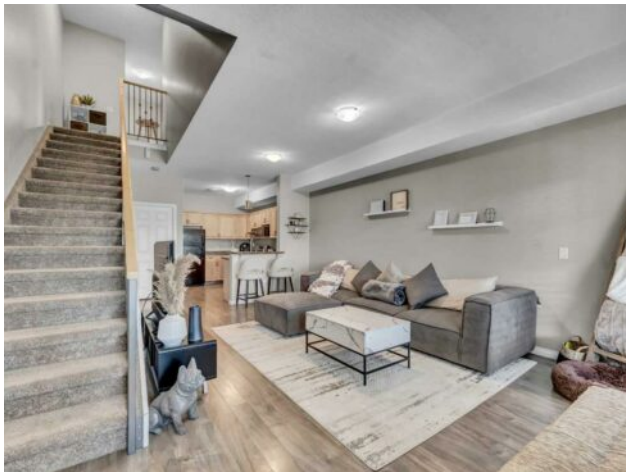


GRASSROOTS
REALTY GROUP

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12, 89 Sunrise Way SW
Medicine Hat, Alberta

MLS # A2250433



\$239,900

Division:	SW Southridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,117 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Covered, Off Street, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	None
Features:	Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 256
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, tv wall mount

Come and enjoy Maintenance-free living at this attractive townhouse condo! This amazing 2 bedroom unit has plenty to offer, with on open main floor layout and an incredible upper level floor plan. Both bedrooms have vaulted ceilings and their own private balconies, with the primary bedroom also offering a 4pc ensuite bathroom and a large walk-in closet. Laundry closet is conveniently located upstairs near the bedrooms, along with an additional 4pc bathroom. The main floor features a spacious kitchen with sit-up breakfast bar. The large living room offers plenty of space, lots of natural light and an exit to your patio area that is perfect for BBQing. One covered titled parking stall included, with plenty of additional on-street parking easily accessible. All this in a wonder neighbourhood, with schools, parks, playgrounds, walking paths, and incredible views close by. This is the perfect place to call home and is very well maintained and ready for you to just move in and enjoy! Call today for your viewing!