



GRASSROOTS
REALTY GROUP

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**46 Saamis Meadows Lane SW
Medicine Hat, Alberta**

MLS # A2255079



\$299,900

Division:	SW Southridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,476 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Insulated, Own		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, hood fan, window coverings, washer, dryer, garage door opener w/remote, central a/c

Opportunities like this don't come up often! Located in the highly sought-after SW Southridge community, this end-unit condo is spacious and well-maintained, offering a 3-bedroom, 2.5-bathroom providing the perfect combination of comfort, style, and low-maintenance living. With no age restrictions, pets are also allowed. The main floor features an open kitchen/dining/living area and 2 2-piece powder room, and access to the back deck. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, providing plenty of space for families, guests, or a home office. The large primary suite is complete with a private 4-piece ensuite and great closet space. The basement is open for fresh development if more space is needed, or a great playroom/storage area. Enjoy the ease of carefree condo living with exterior maintenance taken care of. Situated close to parks, schools, shopping, and walking paths, this location offers convenience, quiet surroundings, and a strong sense of community. Utilities average approx \$225/mth, brand new shingles, HWT (2023), washer/dryer (5 yrs old), and newer fridge & stove. Contact your local neighbourhood REALTOR® today!