



GRASSROOTS
REALTY GROUP

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**210, 194 Sunrise Circle SW
Medicine Hat, Alberta**

MLS # A2256906



\$259,900

Division:	SW Southridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,064 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 542
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air Conditioning, Reverse Osmosis, Window Coverings, Garburator

Well maintained two bedroom corner unit in one of Medicine Hat's most desirable condo complexes. This property is conveniently located in the heart of Saamis Heights, close to parks, walking paths, and a very quick commute to Medicine Hat College. This 1064 sq ft unit offers a generous livingroom space, functional kitchen with full appliance package included and a large dining area. Two spacious bedrooms including the primary bedroom with walk-thru closet and 3pc ensuite. This unit also has an in-suite laundry room with sink and washer/dryer included, and an additional 4pc bathroom. Step outside to your private corner balcony and enjoy your morning coffee. New A/C unit means this unit will be temperature controlled year round. This complex offers numerous amenities including elevator, security doors, secure mail area, garbage chutes, and an impressive common room complete with kitchen, pool table, tv, fireplace, and reading area - great for hosting functions! Pets allowed with restrictions. One underground titled parking stall (Separate property tax bill of \$80 for 2025). Handy storage locker located at the front of the parking stall. BEST OF ALL - REASONABLE MONTHLY CONDO FEE OF \$542.38 INCLUDES ALL UTILITIES!