



GRASSROOTS
REALTY GROUP

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

MLS # A2264441



\$324,900

Division:	SW Southridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,431 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Paved, Street Lighting		

Heating:	Forced Air
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 280
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: Garage Door Opener w/Remote

Welcome to this updated 1400+ sqft townhome located in the desirable Saamis Heights community. This end unit offers three bedrooms features two four piece bathrooms and a convenient two piece powder room on the main floor. Inside, you'll find modern updates including a new appliance package, flooring, updated cabinets, paint, bathrooms, light fixtures and window coverings - making this home truly move in ready. The open and bright layout provides a comfortable and inviting living space for families or professionals alike. The undeveloped basement offers a blank canvas for your personal touch - perfect for a future family room, gym space or an extra bedroom. Average utilities are just \$275/mo adding to this property's affordability and appeal. The attached single garage gives the home an extra boost of storage and convenience. Located in a well-kept community within a sought-after neighborhood close to parks, schools, shopping and walking paths, this home combines style, comfort, and convenience. You don't want to miss out on this opportunity, contact your agent today to book a private tour!