



**205, 194 Sunrise Circle SW
Medicine Hat, Alberta**

MLS # A2305494



\$269,500

Division:	SW Southridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	935 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: None

Welcome to this well-appointed second-floor condo in the sought-after Saamis Heights neighbourhood! Offering 935 sq ft of comfortable living space, this unit features 2 generous bedrooms and 2 full bathrooms, all within a bright and open-concept layout. The functional U-shaped kitchen provides ample cabinetry and counter space and comes complete with a full appliance package. The dining area flows seamlessly into the sun-filled living room, creating an inviting space for everyday living and entertaining. Step outside to your private balcony—perfect for enjoying your morning coffee. The spacious primary bedroom includes a walk-through closet and a 3-piece ensuite with a walk-in shower. A second bedroom, additional 3-piece bathroom, and convenient in-suite laundry complete the interior. The home is finished with neutral tones, updated flooring, and unique handmade light fixtures throughout. This move in ready unit also includes a completely updated finishing package. This includes base boards, window + door trim and interior doors. Additional highlights include secure underground titled parking, extra storage, and central air conditioning. Condo fees of \$486.65/month cover all utilities (excluding cable and phone), as well as professional management, snow removal, and grounds maintenance. Residents enjoy access to a common room with cozy fireplaces, a kitchen for gatherings, and fitness equipment. With no age restrictions and pet-friendly policies (with approval), this property offers flexibility for a variety of buyers. Ideally located close to schools, parks, walking paths, the college, and recreational facilities, this condo delivers convenient, low-maintenance living. Don't miss your opportunity—book your private showing today!