



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

MLS # A2305494



\$289,500

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. 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!