



GRASSROOTS
REALTY GROUP

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7, 89 Sunrise Way SW
Medicine Hat, Alberta

MLS # A2345601



\$262,500

Division:	SW Southridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,136 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	None	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 2 titled parking stalls

What a view! This well kept condo has been updated with new flooring throughout, new quartz countertops in the kitchen & both bathrooms, updated paint & hardware on the kitchen cupboards & in both bathrooms, & new kitchen appliances including washer & dryer. With a spacious 1 bedroom plus a flexible space for an office or just storage, you'll also enjoy TWO balconies with an amazing view of the Teepee. There is plenty of in-suite storage, 2 titled parking stalls, (1 covered, 1 uncovered.) Located just steps from parks, walking paths, shopping & more. This unit is pet friendly with no age restrictions.