

\$299,500 - 310, 194 Sunrise Circle Sw, Medicine Hat

MLS® #A2222637

\$299,500

2 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.00 Acres

SW Southridge, Medicine Hat, Alberta

Enjoy a VIEW of the Saamis Teepee from this beautiful sun-filled, 2-bedroom, 2-bathroom CORNER UNIT. Situated in a quiet, well-maintained building, this home offers peaceful living with convenient access to parks, walking paths, shopping, and other essential amenities. Thanks to its corner positioning, the unit is filled with natural light from numerous windows, creating a warm and inviting atmosphere throughout. The open-concept living area extends onto a spacious private deck—perfect for relaxing or entertaining guests. The kitchen features striking GRANITE countertops that match in both bathrooms, repainted oak cabinets, a stainless steel appliance package, and custom closet organizers. Luxury vinyl plank flooring, installed three years ago, runs through the main living areas and both bathrooms, complemented by upgraded zebra blinds throughout. The large primary bedroom includes a walk-in closet and a private ensuite, while the second bedroom and additional full bathroom provide excellent versatility for guests, an office, or hobbies. Additional highlights include in-suite laundry room, Central Vac, a recently replaced A/C unit, an owned underground parking stall, and a secure storage locker. This pet-friendly building permits one pet per unit, with the requirement that dogs be carried or transported in a pet stroller or wagon while on common property. With no age restrictions, a workout centre, common room, and library this



condo home is ideal for a variety of lifestyles. The titled, UG parking stall is conveniently located very close to the stairwell entrance near the condo unit. Condo fees of \$542.38 include all your utilities, reserve fund, exterior insurance, landscaping and snow removal, common area maintenance and professional management. Thoughtfully updated and move-in ready, this Southridge condo offers comfort, convenient, and low-maintenance living in one of Medicine Hat's most sought-after condo communities. Don't miss your chance to view this fantastic property—contact your Real Estate Agent today to schedule a viewing!

Built in 2005

Essential Information

MLS® #	A2222637
Price	\$299,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	310, 194 Sunrise Circle Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4P4

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	Central Vacuum, No Smoking
Appliances	Dishwasher, Dryer, Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Metal Frame, Vinyl Siding, Wood

Additional Information

Date Listed	May 22nd, 2025
Days on Market	5
Zoning	R-MD

Listing Details

Listing Office	2 PERCENT REALTY
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