

\$289,900 - 322, 194 Sunrise Circle Sw, Medicine Hat

MLS® #A2191748

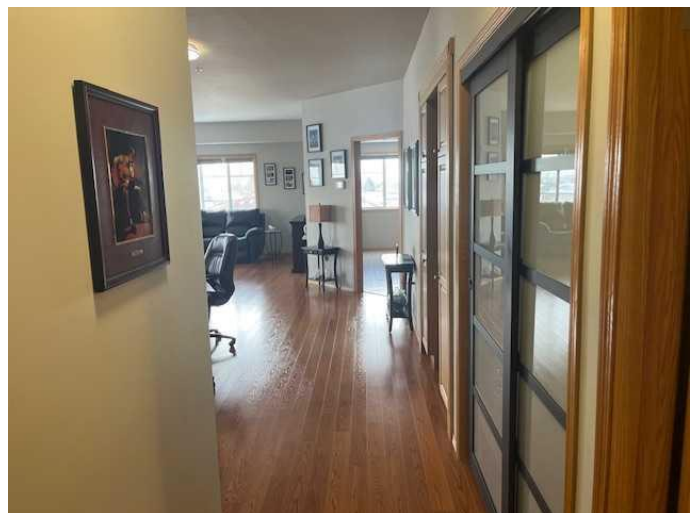
\$289,900

2 Bedroom, 2.00 Bathroom, 1,129 sqft

Residential on 0.00 Acres

SW Southridge, Medicine Hat, Alberta

This is a spacious, 2-bed / 2-bath very well-maintained 3rd floor executive-style condo with splendid views! Located in the Village at Saamis Point complex in Sunrise Circle, this charming corner unit offers 1,129 sq.ft. of "open concept" living space. The large primary bedroom features a two-sided walk-through closet to a 4-piece ensuite. The balcony, accessed from the living room, is barbecue friendly and offers comforting sunrise and sunset views. Off the dining room is a custom-built double pantry with in-between shelving, wine rack and plug-in. The laundry room features storage cupboards, a built-in "folding shelf", and a recently purchased "smart" washer/dryer with a 5.7 cubic ft. tub. Kitchen has 2 LED Artika bluetooth lights, under counter lighting, numerous pull-out drawers, an ice-maker fridge and an upgraded sink faucet(lifetime warranty) with on/off touch. Both bathrooms have pullout shelves in the vanity and Kohler 16.5 inch toilets. The spare bedroom has been reconfigured with storage cubicles. Entryway closet has an extra shelf on top and a 2-tier built-in boot rack. LED lights in the entryway and dining room (remote and dimmable). Other notable features include keyless entry, stainless steel appliances, closet organizers, central air and custom window coverings and non-stippled ceiling. The 3rd floor garbage disposal chute is conveniently located right across the hall and is not disturbing. Condo amenities include heated underground parking stall with a titled



stall and storage unite, elevator, multi-purpose common room (exercise area, library/lounge space, 2 fireplaces, kitchen, pool table, shuffleboard table). One cat or dog is allowed - no weight restrictions - but pets must be carried or in a carrier while in common property areas. The Village at Swamis Point neighbors a path system and is near coulees, schools, shopping, restaurants, golfing, the Med. Hat College and transit service. Monthly condo fee of \$542.38 includes all utilities, reserve fun contributions, exterior insurance, landscaping and snow removal, common area maintenance and professional management fees. Awash in natural light from the many windows, this exceptional, meticulously maintained unit won't be available for long.

Built in 2006

Essential Information

MLS® #	A2191748
Price	\$289,900
Sold Price	\$282,300
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,129
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	322, 194 Sunrise Circle Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat

Province	Alberta
Postal Code	T1B4P4

Amenities

Amenities	Elevator(s), Secured Parking, Fitness Center, Garbage Chute, Parking, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground, Garage Door Opener, Owned

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Built-in Features, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Central Air Conditioner, Garage Control(s), Microwave, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Siding

Additional Information

Date Listed	February 3rd, 2025
Date Sold	February 20th, 2025
Days on Market	16
Zoning	R-MD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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