

# \$269,900 - 403, 194 Sunrise Circle Sw, Medicine Hat

MLS® #A2247941

**\$269,900**

2 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.00 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to this spacious top-floor condo offering two bedrooms and two full bathrooms in a peaceful, well-maintained building. The bright and inviting layout features a generous living area with durable laminate flooring throughout the main spaces and cozy carpet in the bedrooms. The primary suite boasts a 4-piece ensuite for added comfort and privacy, while the second bedroom and full bathroom provide flexibility for guests or a home office. The kitchen is equipped with a full appliance package, and you'll appreciate the convenience of in-suite laundry and central air. Enjoy your morning coffee or evening sunset on the lovely southwest-facing balcony, perfect for relaxing and soaking up natural light.

This pet-friendly building (with restrictions) includes fantastic amenities such as a common room with an exercise area and a kitchen space available for resident gatherings. Additional perks include secure underground parking and easy access to nearby trails, schools, parks, and playgrounds, making this location both practical and enjoyable. Meticulously kept inside and out, this condo offers comfort, convenience, and a serene atmosphere you'll love coming home to.

Built in 2005

## Essential Information



MLS® #	A2247941
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	403, 194 Sunrise Circle Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4P4

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Balcony, None
Construction	Brick

### Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	R-MD

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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