

# **\$319,900 - 44 Saamis Meadows Lane Sw, Medicine Hat**

MLS® #A2221101

**\$319,900**

3 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.00 Acres

SW Southridge, Medicine Hat, Alberta

OPEN HOUSE - May 24 - 1PM-2:30PM -

Opportunities like this don't come up often! Located in the highly sought-after SW Southridge community, this spacious and well-maintained 3-bedroom, 2.5-bathroom townhouse offers the perfect combination of comfort, style, and low-maintenance living. Step inside to discover a thoughtfully designed open-concept main floor that welcomes you with an abundance of natural light. The upgraded kitchen features beautiful granite countertops, ample cabinet space, and a functional layout that flows seamlessly into the dining and living areas—ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, providing plenty of space for families, guests, or a home office. The large primary suite is complete with a private 3-piece ensuite and great closet space. The fully developed basement adds even more usable space, perfect for a media room, play area, home gym, or whatever suits your lifestyle. Pride of ownership shines throughout—this home has had the same owner since new and is in excellent condition. This property just got a new air conditioner in April 2025 & Hot water tank 2022. Enjoy the ease of carefree condo living with exterior maintenance taken care of, so you can spend more time doing what you love. Situated close to parks, schools, shopping, and walking paths, this location offers convenience, quiet surroundings, and a strong sense of



community. Don't miss this rare opportunity to own in one of Southridge's most desirable pockets. Schedule your private viewing today!

Built in 2006

### Essential Information

MLS® #	A2221101
Price	\$319,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	44 Saamis Meadows Lane Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0A5

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Freezer, Microwave, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	May 14th, 2025
Days on Market	10
Zoning	R-MD
HOA Fees	280
HOA Fees Freq.	MON

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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