

# \$299,900 - 46 Saamis Meadows Lane Sw, Medicine Hat

MLS® #A2255079

**\$299,900**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.00 Acres

SW Southridge, Medicine Hat, Alberta

Opportunities like this don't come up often! Located in the highly sought-after SW Southridge community, this end-unit condo is spacious and well-maintained, offering a 3-bedroom, 2.5-bathroom providing the perfect combination of comfort, style, and low-maintenance living. With no age restrictions, pets are also allowed. The main floor features an open kitchen/dining/living area and 2 2-piece powder room, and access to the back deck. 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 4-piece ensuite and great closet space. The basement is open for fresh development if more space is needed, or a great playroom/storage area. Enjoy the ease of carefree condo living with exterior maintenance taken care of. Situated close to parks, schools, shopping, and walking paths, this location offers convenience, quiet surroundings, and a strong sense of community. Utilities average approx \$225/mth, brand new shingles, HWT (2023), washer/dryer (5 yrs old), and newer fridge & stove. Contact your local neighbourhood REALTOR® today!

Built in 2006

## Essential Information

MLS® #

A2255079



|                |               |
|----------------|---------------|
| Price          | \$299,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,476         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 46 Saamis Meadows Lane Sw |
| Subdivision | SW Southridge             |
| City        | Medicine Hat              |
| County      | Medicine Hat              |
| Province    | Alberta                   |
| Postal Code | T1B 0A5                   |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking                                                       |
| Parking Spaces | 2                                                                                                   |
| Parking        | Additional Parking, Garage Door Opener, Single Garage Attached, Concrete Driveway, Insulated, Owned |
| # of Garages   | 1                                                                                                   |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Storage, Vinyl Windows                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | Central Air                                                                                                    |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers, Cul-De-Sac |
| Roof            | Asphalt Shingle                                                                                                                               |
| Construction    | Mixed                                                                                                                                         |
| Foundation      | Poured Concrete                                                                                                                               |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 10                   |
| Zoning         | R-MD                 |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.