

**7, 89 Sunrise Way SW  
Medicine Hat, Alberta**

**MLS # A2215026**



**\$239,900**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Attached Carport, Covered, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Underground Sprinklers, Views		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt, Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	None
<b>Features:</b>	Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 184
<b>LLD:</b>	-
<b>Zoning:</b>	R-MD
<b>Utilities:</b>	-

**Inclusions:** N/A

Looking for stylish, low-maintenance living in one of the best parts of town? This trendy 2-storey condo in Southwest Southridge has it all. With a spacious 1 bedroom plus a flexible den (perfect for a home office or guest space), you'll also enjoy TWO balconies with a gorgeous view of the Teepee. Tons of in-suite storage for bikes and gear, plus TWO titled parking spots—one covered, one uncovered. Located steps from parks, walking paths, shopping, and more. Low condo fees, modern feel, and ready for you—this gem won't last long! This unit is pet-friendly, with no age restrictions.