

# \$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 donâ€™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, youâ€™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	T1B0A5

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached, 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
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Lot Description	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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