

6, 81 Sunrise Way SW
Medicine Hat, Alberta

MLS # A2267973



\$269,500

Division:	SW Southridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,101 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 290
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: Fridge, Stove, BI Dishwasher, Microwave, Washer/Dryer, Window Coverings, Central A/C, 2 TV Mounts

Stunning Views and Delicious Sunshine! This beautifully maintained 2-bedroom, 2-bathroom Top-Floor condo offers exceptional value and lifestyle!! Set in a peaceful, well-managed building, it's ideally located just steps from scenic walking and biking trails, with views of the iconic Teepee. Convenience is key, with nearby access to schools, parks, playgrounds, and daycare facilities. Inside, you'll love the bright and functional kitchen, complete with a full New S/S appliance package and a versatile island that flows into a sunlit dining space—perfect for entertaining or everyday living. The open-concept layout is both cozy and practical, featuring an inviting living room, a welcoming entryway, and a smart division of space with two bedrooms. The primary suite includes a full ensuite, while the dedicated laundry room adds bonus storage and functionality. Natural light pours in through the large windows, enhancing the warm and inviting atmosphere throughout. Step outside to your private patio and enjoy those stunning coulee views and vibrant sunsets, and glowing sunrises—a perfect start or end to any day. Additional perks include one parking stall and plenty of street parking for guests. Whether you're an outdoor enthusiast or simply enjoy peaceful surroundings, this location is a dream for walking and biking lovers!!