

\$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

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 | 1 |
| Zoning | R-MD |
| HOA Fees | 280 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY |
|----------------|------------------------|



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