

\$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
Zoning	R-MD
HOA Fees	280
HOA Fees Freq.	MON

Listing Details

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



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.