



**GRASSROOTS**  
REALTY GROUP

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**235, 1480 Southview Drive SE  
Medicine Hat, Alberta**

**MLS # A2233422**



**\$211,500**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 705
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

PET FRIENDLY!!! Welcome to #235 & 1480 Southview Drive SE - Well-maintained and move-in ready, this spacious 2-bedroom, 2-bathroom condo is located in a highly desirable adult living complex just steps from the golf course and within walking distance to shopping, banking, pharmacy, dentist, and more. This end unit offers added privacy and convenience, situated close to the elevator with a lovely courtyard view. The open floor plan features newer countertops and backsplash, some fresh paint, and carpet updated in 2017. Patio doors lead to a covered patio, perfect for enjoying your morning coffee or relaxing in the evenings. Other highlights include in-suite laundry, full appliance package included, heated underground parking stall, adult-oriented building that is pet-friendly with restrictions. With 1,091 sq ft of living space and a location that can't be beat, this is the ideal home for those looking to enjoy a low-maintenance lifestyle in a welcoming community. There is a vast social club offering something for everyone!! Condo fees of \$704.79 includes everything except cable/phone/internet. New Elevator and roof approximately 6 years ago. Building amenities include: Games room, exercise room, guest suites, workshop & more.