



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**311, 1595 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2247780



\$149,900

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl
Roof:	-
Basement:	-
Exterior:	Unknown
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 405
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: NA

Welcome to The Wellington, one of Medicine Hat's most sought-after buildings for transitional and independent living. This well-maintained 1-bedroom, 1-bathroom condo is truly move-in ready, featuring a new A/C unit and updated flooring. Designed for both comfort and accessibility, the unit offers a full kitchen, cozy bedroom, and a spacious bathroom complete with a walk-in shower—ideal for ease of use and added safety. There's also a convenient storage room for your extra belongings, and laundry facilities are located just down the hall. Perfect for seniors looking to downsize or live more independently, this condo also presents a great opportunity for investors seeking a reliable rental in a well-managed building. Monthly condo fees include water, heat, and electricity, making budgeting simple. The Wellington provides a secure, community-oriented environment with optional in-house services available to suit your lifestyle. Whether you're after peace of mind, convenience, or a solid investment, this condo is an excellent choice.