



GRASSROOTS
REALTY GROUP

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**215, 1595 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2248580



\$112,500

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	348 sq.ft.	Age:	2005 (20 yrs old)
Beds:	-	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove

Well well Wellington, This affordable and functional studio apartment located in The Wellington, Medicine Hat's premier non-age-restricted supported living facility. This well-maintained unit is ideal for a single occupant and offers a flexible living solution—perfect as a permanent home, or a future revenue-generating rental. The open-concept layout provides space for a bed, seating area, TV. The unit features a spacious 3-piece bathroom with a walk-in, wheelchair-accessible shower and updated toilet, a kitchen with ample cabinetry, and wide, accessible hallways. Both the air conditioning and stove were updated in 2025. Enjoy scenic views of the landscaped rear grounds, pond, and local wildlife. Laundry facilities are located directly across the hall and are free to use. Most building amenities are conveniently situated on the same floor as the unit, including a fitness centre, billiards, shuffleboard, library, chapel, dining room, and large meeting spaces with scheduled entertainment. The Wellington offers customizable independent or supported living services, has no age restriction, and is pet-friendly with approval. The facility is located near London Drugs, Co-Op, medical clinics, dentists, and banks. There are five guest suites available for visiting family members at a nominal fee. Condo fees are \$368 per month and include all utilities; property taxes are \$829 annually. Parking is available in the front lot or off-street, with underground parking offered for a small monthly fee (subject to waitlist). This studio unit presents an affordable opportunity for first time buyers, investors, or those looking to downsize. Visit www.thewellingtonmh.com for more information, and contact your preferred real estate agent to book a private showing today.

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