



**429, 1535 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2294973



\$279,900

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,031 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Storage		

Inclusions: None

Welcome to Grandview Village—one of Medicine Hat’s most sought-after 55+ communities. This immaculate 4th-floor, 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, style, and easy living. Gently lived in and thoughtfully updated, it’s an ideal downsizing opportunity without sacrificing space or convenience. The bright, open-concept layout showcases a spacious kitchen with crisp white cabinetry, generous counter space, an updated fridge, and a versatile moveable island. The dining and living areas flow seamlessly to a large, private deck, where sweeping fourth-floor views stretch to the city’s edge—perfect for morning coffee or evening sunsets. Recent upgrades include fresh paint, vinyl plank flooring, new carpet in the living room, blackout blinds throughout, and a new washer and dryer. Two air conditioning units ensure exceptional comfort all summer long. Located just steps from the elevator, with quick access to your underground parking stall and storage, everyday living couldn’t be more convenient. Grandview Village is renowned for its exceptional amenities and welcoming atmosphere. Enjoy an indoor pool and hot tub, fitness room, billiards room, social spaces, guest suites, and a beautifully maintained outdoor patio. The underground parkade even features a car wash and woodworking shop. With multiple entrances, two elevators, and a prime location close to shopping and dining, this well-managed building offers both accessibility and peace of mind. Warm, friendly, and community-focused, Grandview Village offers more than just a home—it offers a lifestyle.