



**419, 1182 Southview Drive SE  
Medicine Hat, Alberta**

**MLS # A2295940**



**\$264,900**

<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>	884 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 553

**Basement:** -

**LLD:** -

**Exterior:** Mixed

**Zoning:** R-MD

**Foundation:** -

**Utilities:** -

**Features:** Jetted Tub, Vaulted Ceiling(s)

**Inclusions:** Fridge, stove, microwave, hood fan, freezer, washer & dryer, window coverings, dishwasher built-in

Welcome to this highly sought after top floor condominium in Fairview Village, offering beautiful golf course views and a low maintenance lifestyle in a prime location. Ideally situated just steps from Connaught Golf Course and close to all amenities, this well maintained 1 bedroom, 1 bathroom suite combines comfort, convenience, and an inviting community atmosphere. The bright and spacious living room features vaulted ceilings, a cozy gas fireplace, and direct access to a private balcony overlooking the greens &mdash; the perfect spot to relax and enjoy the view. The kitchen provides ample cabinetry and counter space and flows seamlessly into a generous dining area, ideal for everyday living. The primary bedroom also offers private patio door access to the balcony, along with a walk through double closet leading to a well appointed 4pc bathroom with jetted tub that conveniently connects to both the bedroom and main living area. In-suite laundry with additional cabinetry ensures plenty of functional storage and everyday convenience. Residents of Fairview Village enjoy an exceptional range of amenities, including an indoor pool, hot tub, sauna, fitness area, games room, workshop, and car wash bay, along with organized social events that foster a welcoming and vibrant community. Known for its excellent maintenance and pride of ownership, this building offers true peace of mind and easy living. Condo fees \$553/month.