



GRASSROOTS
REALTY GROUP

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**429, 1182 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2296326



\$429,000

Division:	Connaught		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,248 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, On Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 691
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Discover exceptional value in this top-floor, fully renovated 2-bedroom, 2-bathroom condominium, ideally situated in a solid concrete building backing onto the golf course and conveniently close to all amenities. This residence offers a rare combination of quality construction, thoughtful upgrades, and an outstanding lifestyle in a very well cared-for and managed building. The spacious, open layout is filled with natural light and showcases excellent top-floor views. Recent renovations include new countertops, updated flooring, fresh paint, and new appliances, creating a modern, move-in-ready home. The primary bedroom features a full ensuite, while the second bedroom is perfect for guests or a home office. A second full bathroom, in-suite laundry, and heated underground parking add everyday comfort and convenience. Residents enjoy an impressive selection of amenities, including a pool, hot tub, sauna, games room, workshop, and car wash, along with organized social events that contribute to a welcoming and vibrant community atmosphere. The building is known for being exceptionally well maintained, offering peace of mind and pride of ownership. Ideally located near shopping, transit, and daily conveniences, this property represents a remarkable opportunity to secure an upscale, top-floor condo in a concrete building at an excellent price point.