



**412, 1535 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2296397



\$289,900

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,058 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, freezer, range hood, microwave, wall air conditioner

Welcome home to relaxed, carefree living in this beautifully maintained 55+ condo in Southview. Located just minutes from shopping, banking, public transit, and everyday services, this is the kind of home that makes life feel a little easier and a lot more enjoyable. Inside, the unit is exceptionally clean and offers a spacious layout with a large primary bedroom featuring a walk-in closet and private ensuite with shower. The second bedroom includes a built-in sewing/writing desk, making it a perfect space for guests, hobbies, or a quiet home office. You’ll also appreciate the newer countertops in the kitchen and bathrooms, upgraded air conditioner split units, enclosed balcony, and additional storage in the underground parking area. The building is designed for both comfort and community, with a beautiful foyer, games rooms with pool tables, an indoor pool, hot tub, peaceful courtyards, guest rooms, workshop, underground parking, and RV parking for residents. With condo fees of \$615.84 per month including all utilities and full access to amenities, this is a wonderful opportunity to enjoy a welcoming lifestyle with less maintenance and more time to do what you love.