



**308, 1182 Southview Drive SE  
Medicine Hat, Alberta**

**MLS # A2297945**



**\$314,900**

<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>	1,051 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 637
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings/Blinds, Ikea Armoire in Primary Bedroom, Garage Door Remote, Assigned underground Parking Spot & Storage Room, 3 Ceiling Fan Remotes.

\*\*\*OPEN HOUSE SATURDAY (April 4th) from 11:00-12:30!\*\*\* Step into comfort, convenience, and carefree living at Fairway Village in Medicine Hat! This bright and beautifully maintained 3rd floor end-unit condo offers privacy, space, and an unbeatable lifestyle in one of the city's most welcoming communities. Featuring 2 legal bedrooms and 2 bathrooms, including a 4-piece main bath and a 3-piece ensuite, this home is ideal for a variety of lifestyles. The sun-filled living space showcases a cozy corner fireplace, creating the perfect place to relax, while large windows flood the home with warm morning sunlight, but yet nice and cool in the hot summer heat. Durable laminate flooring runs through the main living areas, with tile in the front entry, kitchen, bathrooms, and laundry room, and soft carpet in the spacious primary bedroom. The kitchen offers ample cabinet storage, as well as a pantry, and the convenience of in-suite laundry makes everyday living effortless. Step out onto your private balcony overlooking the courtyard, complete with a gas line for your BBQ—perfect for entertaining or unwinding. As an end unit, you'll appreciate the added privacy of only one shared wall. The unit also includes central air conditioning for year-round comfort (not many buildings have this option). Residents of Fairway Village enjoy exceptional amenities including an indoor pool, hot tub, sauna, games room, organized social events, and the convenience of two elevators—creating a vibrant and welcoming community atmosphere. Condo fees of \$637/month which cover everything, including electricity, gas, water, sewer, common area maintenance, grounds maintenance, parking, reserve fund contributions, snow removal, and trash—offering excellent value and peace of mind. This unit also includes one assigned underground parking stall and a dedicated

storage unit. Also in the parkade is a work shop and your very own car wash bay! This building is SOLID and made with all concrete, which makes it one of the best buildings in Medicine Hat where you never hear the neighbours next to you or above you! Ideally located close to shopping, transit, and everyday amenities, this is a fantastic opportunity to enjoy low-maintenance living without compromise.