



**GRASSROOTS**  
REALTY GROUP

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208, 1182 Southview Drive SE  
Medicine Hat, Alberta

MLS # A2282062



**\$279,900**

<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>	1,074 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry		

**Inclusions:** Fridge, stove, hood fan, dishwasher, microwave, washer, dryer, ceiling fan(s), BBQ, AC unit, window coverings, garage door remote

Enjoy comfortable, adult-oriented living in this well-maintained 2-bedroom, 2-bathroom condo located in a desirable age-restricted community. The bright, functional layout offers a spacious living and dining area, a well-equipped kitchen with ample cabinetry, and large windows that fill the home with natural light. The primary bedroom features a full ensuite, while the second bedroom is ideal for guests or a home office. A second full bathroom, in-suite laundry, and an underground heated parking stall add everyday convenience. Residents enjoy exceptional building amenities including a pool, hot tub, sauna, games room, and organized social events, creating a vibrant and welcoming community atmosphere. Ideally located close to shopping, transit, and everyday amenities, this home is perfect for those seeking a relaxed, low-maintenance living.