



GRASSROOTS
REALTY GROUP

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**307, 1535 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2305661



\$204,900

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	738 sq.ft.	Age:	1995 (31 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Unknown	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: white cabinet in laundry room

Well maintained main floor 1-bedroom unit in Grandview Village. Widely known as one of the most appealing age-restricted condo buildings in Medicine Hat, this complex is centrally located within walking distance of shopping, pharmacies, groceries, and transit. This 55+ pet-free building offers a wide array of amenities including swimming pool, fitness centre, recreation room, guest suites, outdoor community patio, car wash, mail room, security doors, workshop and more. This unit offers a bright and functional kitchen, large livingroom, spacious bedroom, 4-pc bathroom, and handy in-suite laundry room complete with washer & dryer. One assigned parking stall is conveniently located close to the elevator. Additional outdoor parking spaces are available and can be rented inexpensively. A generous sized storage locker is found in the underground parking garage. Reasonable monthly condo fees of \$459.69 include all utilities except cable and internet.