



**102, 1535 Southview Drive SE  
Medicine Hat, Alberta**

**MLS # A2307822**



**\$319,900**

<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>	1,361 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 788

**Basement:** -

**LLD:** -

**Exterior:** Unknown

**Zoning:** R-MD

**Foundation:** -

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Wall Air Conditioning Unit, Window Coverings

Beautifully maintained main floor 2-bedroom corner 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 1361 sq ft unit offers a bright and welcoming open layout with a functional kitchen, large livingroom, 2 generous sized bedrooms including the primary bedroom with 4pc ensuite and walk-in closet. This suite also boasts a spacious den with french doors, an additional 3pc bathroom, and handy in-suite laundry room complete with washer & dryer. Enjoy the incredible natural daylight thanks to the abundance of windows throughout this home. Maybe the most attractive feature is the covered deck that leads out to the community patio. One assigned parking stall is conveniently located close to the elevator and has a private storage unit located at the front of it. Additional outdoor parking spaces are available and can be rented inexpensively. Reasonable monthly condo fees of 787.61 include all utilities except cable and internet. This is absolutely a gorgeous suite that doesn't come available often - view it today or lose it tomorrow!