



**GRASSROOTS**  
REALTY GROUP

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143, 1480 Southview Drive SE  
Medicine Hat, Alberta

MLS # A2311330



**\$269,900**

<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>	1,294 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 804
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Recreation Facilities, Storage		

**Inclusions:** N/A

Spacious main-floor corner unit in desirable Southview Villas offering nearly 1300 square feet of comfortable, low-maintenance living! This well-laid-out condo features a welcoming entryway with coat closet and a convenient laundry room just off the entrance. The kitchen opens to the dining area and an oversized living room filled with natural light from the many large windows. Enjoy peaceful views of the beautifully maintained courtyard green space from the enclosed corner deck &mdash; the perfect spot to relax year-round. This unit offers two spacious bedrooms, including a primary bedroom with a private 2-piece ensuite, as well as a 4-piece main bathroom. Underground parking and a storage unit are conveniently located close to the suite. Condo fees of \$804.29/month include all utilities, making for easy, stress-free living in a fantastic southside location!