



**343, 1480 Southview Drive SE  
Medicine Hat, Alberta**

**MLS # A2320113**



**\$299,900**

<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>	1,267 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>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 804
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	MD-R
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, See Remarks		

**Inclusions:** Electric stove, dishwasher, microwave, fridge, washer, dryer, Honeywell thermostat, mini-split A/C unit, garage door remote, doorbell camera, window coverings, patio lights, patio tv wall mount

Enjoy carefree living in this beautifully updated 55+ top floor corner-unit condo offering over 1,250 sq. ft. of bright, comfortable living space in the desirable Southview Villas. Perfectly situated close to shopping, restaurants, medical services, and everyday conveniences, this condo combines a fantastic location with thoughtful upgrades throughout. The heart of the home is the stunning kitchen, fully renovated in October 2025 and featuring soft-close cabinetry, quartz countertops, under the cabinet lighting, a stylish coffee bar, updated appliances, anti-slip tile flooring and abundant storage. Rich Pravada hardwood flooring flows through the main living area, while dimmable lighting throughout the unit allows you to create the perfect atmosphere any time of day. The spacious living and dining areas provide an inviting space for entertaining or relaxing, with direct access to a large covered balcony overlooking the beautifully maintained courtyard. Enjoy peaceful mornings with sunshine streaming through the enclosed space and views of the gazebo and greenspace. The generous primary suite offers excellent closet space and a 2 pc private ensuite, while the second bedroom is ideal for guests, hobbies, or a home office. A renovated four-piece bathroom down the hall includes anti-slip tile flooring and a temperature-control shower valve for added comfort, and the unit's updated thermostat and newer mini-split air conditioning system ensure year-round efficiency and comfort. Additional updates include a newer refrigerator, dishwasher, and microwave, all approximately 2-3 years old. Residents enjoy access to a variety of amenities including a fitness room, workshop, games room, recreation room, underground parking (assigned), and private storage. Condo fee of \$804.29 includes heat, water, sewer, electricity, exterior insurance, exterior maintenance, and garbage

removal (basically everything except your cable/phone/internet). Pet-friendly (with restrictions) and move-in ready, this is an exceptional opportunity to enjoy a low-maintenance lifestyle in one of the city's most convenient and welcoming adult communities.