



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2195 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2328636



\$339,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	914 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard, Gazebo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Vinyl Windows		

Inclusions: Govee lights, gazebo, garage door opener (no remote)

Welcome to 2195 Southview Drive! This 4-bedroom, 2-bathroom bi-level offers a functional layout and beautiful views, making it the perfect place to call home. The bright main floor features a spacious living room, ideal for relaxing or entertaining family and friends. The kitchen and dining area provide plenty of room for preparing and enjoying meals together, complete with a convenient pantry for added storage. Step directly from the kitchen onto the back deck. The main level also includes a good sized primary bedroom, a second bedroom, and a full 4-piece bathroom. Downstairs, you'll find a large family room with plenty of space for entertaining, movie nights, or a play area. The lower level also features two additional bedrooms, a 3-piece bathroom, a laundry and utility room, and ample storage space. Outside, the fully fenced yard offers plenty of room to enjoy the outdoors while taking in the scenic country view. Completing the property is a 24' x 14' detached garage, providing excellent space for parking, storage, or a workshop. If you're looking for a comfortable family home with a great layout, ample living space, and a peaceful setting, 2195 Southview Drive is ready to welcome its new owners.