

**429, 1535 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2270965



\$289,900

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,031 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 596
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: Cabinet in laundry room, Phantom screen, sun screen

Welcome to Grandview Village — one of Medicine Hat's most desirable 55+ condo communities. Step into this immaculate 4th-floor, 2-bed, 2-bath unit, proudly offered for sale. Lightly lived in and beautifully updated, this home is ideal for anyone looking to downsize without compromising on space, comfort, or lifestyle. The bright, open floor plan features a spacious kitchen with an updated fridge, crisp white cabinetry, generous counter space, and a convenient moveable island. The dining and living areas flow seamlessly to a large, private deck where fourth-floor views stretch all the way to the edge of the city — the perfect spot to enjoy morning coffee or evening sunsets. This unit has seen considerable updates including, paint, vinyl plank flooring, carpet in living room, black out blinds throughout, new washer + dryer. Inside, the suite is equipped with two air conditioners for exceptional summer comfort. Just steps from the elevator, and only a few more to your underground parking stall and storage, convenience is built right into daily living. Grandview Village is known for its thoughtful design with two elevators and multiple entryways, including a side/back door for quick, easy access. But what truly sets Grandview Village apart is its incredible amenities and the warm, welcoming community that thrives here. Residents enjoy a beautifully maintained indoor pool and hot tub, fitness room, billiards room, party and coffee rooms, guest suites, and a gorgeous outdoor patio for socializing or relaxing. The underground parkade features a car wash and a woodworking shop, making hobbies and upkeep a breeze. The building is ideally located close to shopping, restaurants, and everyday amenities — yet it feels peaceful, secure, and wonderfully cared for. Grandview Village is known for its friendly, like-minded residents who create a genuine sense of

belonging. Whether you're looking for connection, comfort, or convenience, you'll find it here. This is more than a condo — it's a lifestyle. Come experience the beauty and community of Grandview Village for yourself.