

**436, 1535 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2281075

\$399,000



Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,369 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 764
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Dual Microwave, Toaster Oven, Wall A/C, Window Coverings, Garage Door Opener

Welcome to this beautifully updated top-floor, corner unit in the sought-after Grandview Village, where thoughtful design meets elevated style. With desirable west-facing exposure, this home is filled with natural light, creating a warm and inviting atmosphere from the moment you step inside. Completely move-in ready, this home has been enhanced with fresh paint, elegant crown moulding, and updated lighting throughout, adding a refined and polished feel. The open-concept living, dining, and kitchen layout is ideal for both everyday living and entertaining. There is ample space for a full-sized dining table, while the generous living room flows seamlessly onto a private enclosed deck—an extension of your living space and the perfect place to relax and enjoy stunning sunsets. The renovated kitchen features a neutral gray cabinetry, granite countertops, and a stylish tile backsplash, offering both beauty and functionality. Just off the dining area is a versatile den, ideal for a home office, library, music room, or even a guest space. This well-designed condo offers two spacious bedrooms, including a primary retreat complete with a walk-in closet and a 3-piece ensuite featuring a jetted tub, updated countertop, and backsplash. A second 3-piece bathroom, also refreshed with new countertop and backsplash, along with a convenient laundry room with sink and storage, completes the interior. Additional highlights include one underground parking stall and a large storage locker. Condo fees of \$764.18/month and include all utilities and access to an impressive array of amenities: indoor pool and hot tub, fitness centre, car wash, guest suite, recreation rooms, RV/boat storage, and a workshop. An exceptional opportunity to enjoy carefree condo living in one of Medicine Hat's most desirable age-restricted buildings; this home truly has it all.