

436, 1535 Southview Drive SE  
Medicine Hat, Alberta

MLS # A2281075



**\$399,000**

<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>	1,369 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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