

**405, 1595 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2246369



\$149,000

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	544 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Range Hood, Dishwasher, Central Air Conditioner, Window Coverings, Table, Front Entry Table, Microwave

Top-Floor Condo in The Wellington – Comfortable, Convenient, and Carefree Living Welcome to The Wellington, one of Medicine Hat's most sought-after buildings for transitional and independent living! This well-kept 1-bedroom, 1-bathroom condo is located on the top floor and features a north-facing deck, perfect for enjoying quiet mornings or peaceful evenings with a view. The unit is thoughtfully designed for comfort and accessibility, offering a spacious bathroom, full kitchen, cozy bedroom, and a bonus storage room for added convenience. Whether you're looking to downsize, simplify, or just enjoy a more maintenance-free lifestyle, this condo is an excellent fit. The Wellington allows you to live as independently as you choose, with a variety of in-house services available to support your lifestyle. Plus, coin laundry is just down the hall, and the monthly condo fees of \$405.27 cover water, heat, and electricity—making budgeting a breeze. Enjoy the security, community, and simplicity of condo living, all within a well-managed and welcoming building.