

**134, 1480 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2200217



\$239,500

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,271 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 804
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Window A/C (2 years old), B/I dishwasher, fridge, stove (3 years), B/I microwave, washer (3 years), dryer, window coverings & blinds, deck shades (2 years old), 1 garage remote

LOCATION LOCATION!! A "PET FRIENDLY" CONDO THAT SHOWS 10/10! This 1271 SQ FT 2 BEDROOM, 2 bath condo is in pristine shape and offers a large living room with NEWER flooring! There's also a 3 SEASON SCREENED IN SUNDECK! (Deck shades only 2 years old!) The large well thought out kitchen also has NEWER flooring a full appliance package (stove only 3 years old), and boasts under cabinet lighting! Spacious dining area has a lots of room for family gatherings and there is also a beautiful built in china cabinet! There are 2 nice size bedrooms, with the primary having a 3 pc ensuite, and the main bath is host to a 4 pce. There is tons of storage options here, including the storage unit in the underground parking. The in-suite laundry has lots of storage space, and the washer is only 3 years old. You can stay cool and comfortable in the summer with the newer window A/C unit that is only 2 years old! Can't beat the underground parking that will keep your vehicle warm in the winter months! The deck is screened in, and offers lots of privacy with the newer deck shades. This PET FRIENDLY (restrictions apply) building has many amenities including a recreation room, games room, fitness room & more! Located close to shopping, banks coffee shops, parks and more! Condo fee of \$804.29 includes HEAT, WATER, SEWER, ELECTRICITY, EXTERIOR INSURANCE & EXTERIOR MAINTENANCE, GARBAGE REMOVAL & more! Call today to view this WELL KEPT & SPACIOUS 2 BED , 2 BATH CONDO! Great value for the sqaure footage ! Call today :)