

# \$248,800 - 421, 3021 13 Avenue Se, Medicine Hat

MLS® #A2237268

## \$248,800

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.00 Acres

Southview-Park Meadows, Medicine Hat, Alberta

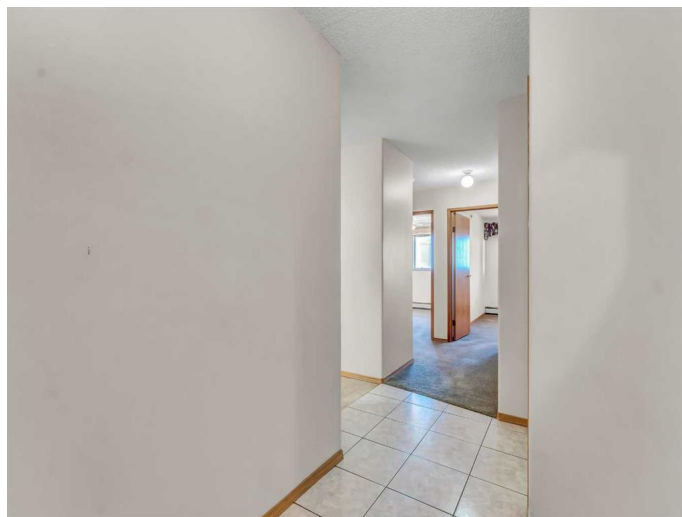
Welcome to #421, 3021 13 Ave SE, a bright and spacious top-floor unit in the popular 50+ adult-living community of Southview Grand. This east-facing condo offers 2 bedrooms, 2 bathrooms, and 1,045 sq ft of comfortable, low-maintenance living. The layout includes a well-appointed kitchen, dining area, and large living room with access to a private balcony. There are two wall-mounted A/C units to keep you cool and the convenience of in-unit laundry. The primary bedroom includes a 3-piece ensuite and plenty of closet space, while the second bedroom is great for guests or hobbies. Southview Grand is packed with amenities: an indoor pool and hot tub, games room, party room, fitness room, workshop, car wash bay, library, guest suites, and a quiet outdoor courtyard. Condo fees are \$553/month and include all utilities, plus one underground parking stall and a separate storage unit. Situated in a prime location, you're just steps from shopping, restaurants, grocery stores, medical offices, banks, golf courses, and more. Whether you're looking to downsize or simplify, this well-cared-for unit offers comfort, convenience, and community.

Built in 1993

## Essential Information

MLS® #

A2237268



Price	\$248,800
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,045
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	421, 3021 13 Avenue Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4E2

### Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Party Room, Spa/Hot Tub, Visitor Parking, Car Wash, Workshop
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	See Remarks
Appliances	Other
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	None
Construction	Stucco

### Additional Information

Date Listed	July 5th, 2025
Days on Market	17
Zoning	R-MD

## **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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