

# \$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      | Car Wash, Elevator(s), Fitness Center, Indoor Pool, Party Room, Visitor Parking, Workshop, Spa/Hot Tub |
| 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 | 38             |
| Zoning         | R-MD           |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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