

# \$99,900 - 30a, 4000 13 Avenue Se, Medicine Hat

MLS® #A2244168

**\$99,900**

3 Bedroom, 1.00 Bathroom, 1,056 sqft

Mobile on 0.00 Acres

SE Southridge, Medicine Hat, Alberta

Welcome in to this cosy , move in ready, and **AFFORDABLE** home ! This bright and spacious modular home sits on a beautifully fenced and landscaped corner lot . There is a patio on one side and a deck on the other side. Great for enjoying the outdoors with your choice of shade or sun no matter what the time of day ! There is also a driveway in front and plenty of on-street parking available. Now step inside to the front entryway which leads into the bright and open combined kitchen / dining / living room. There are 3 bedrooms , a full bathroom , and a laundry area as well . Boasting plenty of updates ( windows / roof / furnace / flooring / kitchen ) this property has been well cared for and is ready for its next owner . Lot rent of \$976.00 / month ( 2025) covers the heating costs , water sewer, and trash disposal fees , as well as road maintenance and professional full time park management. Must have park approval prior to moving in . Pets allowed with restrictions. Have a look and then make the move!

## Essential Information

MLS® #	A2244168
Price	\$99,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,056



Acres	0.00
Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	30a, 4000 13 Avenue Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1J3

### Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

### Interior

Appliances	Other
Heating	Forced Air, Natural Gas

### Exterior

Roof	Metal
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### Additional Information

Date Listed	July 31st, 2025
Days on Market	2

### Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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