

# \$57,000 - 2, 4000 13 Avenue Se, Medicine Hat

MLS® #A2248308

**\$57,000**

2 Bedroom, 1.00 Bathroom, 728 sqft

Mobile on 0.00 Acres

SE Southridge, Medicine Hat, Alberta

Has an additional 119 Sq feet of mudroom (enclosed and insulated porch) that was built on for a total of 847 sq ft interior dwelling space. The 2 bedroom, 1 bath, home sits on a large corner lot, offering minimal neighbours and extra yard space thatâ€™s hard to find in the area. Updated Furnace and Electrical Panel. Bathroom with convenient laundry area. The location is a highlightâ€“close to schools, parks, shopping, bus route and everyday amenities. The fully fenced, spacious backyard provides plenty of room for outdoor activities, a large low maintenance garden shed. and a covered CARPORT parking spot adds practical convenience throughout the year. This mobile home is located in Medicine Hat Village, an established SE neighbourhood under professional local management. Lot fees are \$975/month and includes gas, water, sewer, trash disposal, road maintenance and professional management. Pets are allowed with Park approval. If you want an affordable property in SE Medicine Hat that offers space and a great location to make your own, this could be the one! Contact an agent to arrange your showing today. (Personal Items are planned to be removed from the property.)



## Essential Information

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Price \$57,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	728
Acres	0.00
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	2, 4000 13 Avenue Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1J3

### Amenities

Parking Spaces	2
Parking	Carport, Off Street

### Interior

Appliances	Refrigerator, Stove(s)
Heating	Forced Air

### Exterior

Roof	Metal
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### Additional Information

Date Listed	August 13th, 2025
Days on Market	1

### Listing Details

Listing Office	2 PERCENT REALTY
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