

# \$259,900 - 225, 3021 13 Avenue Se, Medicine Hat

MLS® #A2237557

## \$259,900

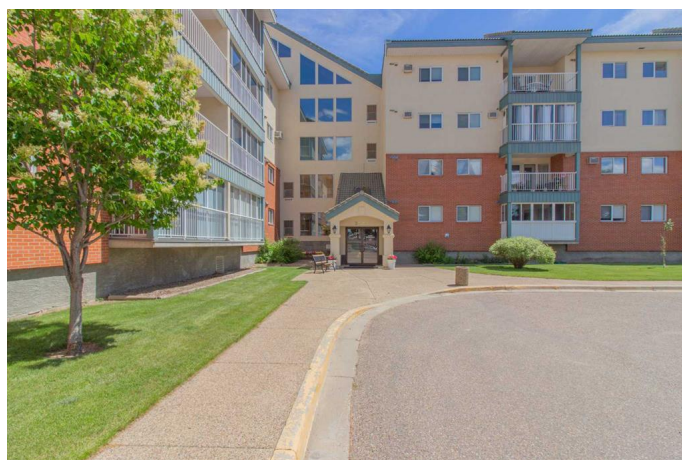
2 Bedroom, 2.00 Bathroom, 1,253 sqft

Residential on 0.00 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Step into the warmth and charm of South View Grand, a welcoming adult-living community nestled on the south side of Medicine Hat.

Don't miss the opportunity to get into a 1200+ Sq Ft condo in an amazing community for under 260k!! This one won't last long. A delightful 2-bedroom PLUS OFFICE/DEN, 2-bathroom condo, full of heart—offering a space that feels peaceful, comforting, and easy to settle into. The screened-in balcony extends your living space and offers a lovely place to enjoy your morning coffee or unwind with a book, all while sheltered from the elements. The kitchen is designed for every comfort in mind—practical, tidy, and open to the main living area, so you're never far from the conversation. The primary bedroom is a restful retreat with its own private 4-piece ensuite with Tub/Shower combo, while the second bedroom with walk-in shower is ideal for guests. A separate office, pantry and laundry room (with plenty of cabinet storage), adds extra needed space that makes condo living feel more flexible and personal. Some valuable features of the unit is the updated flooring in the main areas and a newer AC unit. This is a pet-free, smoke-free unit. As part of South View Grand, you'll enjoy a range of wonderful amenities, including a heated indoor pool, fully stocked workshop, social lounge, guest suite, car wash bay, and secure underground heated parking with storage. Tucked into a peaceful corner of the city,



youâ€™re still just minutes from everythingâ€“shopping, parks, healthcare, and walking pathsâ€“making it easy to enjoy both quiet living and everyday convenience. If youâ€™re looking for a place that feels truly cared for, where life is simpler and sweeter, this charming condo might just be the one. Contact a real estate agent today to book your private showing.

Built in 1993

**Essential Information**

MLS® #	A2237557
Price	\$259,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,253
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	225, 3021 13 Avenue Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4E2

**Amenities**

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

## Interior

Interior Features	Built-in Features, Closet Organizers, French Door, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Courtyard
Construction	Brick, Stone

## Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	MD - Res

## Listing Details

Listing Office	2 PERCENT REALTY
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