

**421, 3021 13 Avenue SE
Medicine Hat, Alberta**

MLS # A2237268



\$248,800

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,045 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 553
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, freezer, window A/C x2, window coverings

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.