



GRASSROOTS
REALTY GROUP

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**225, 3021 13 Avenue SE
Medicine Hat, Alberta**

MLS # A2237557



\$259,900

Division:	Southview-Park Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,253 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 645
Basement:	-	LLD:	-
Exterior:	Brick, Stone	Zoning:	MD - Res
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, No Animal Home, No Smoking Home		

Inclusions: Ceiling Fans, OTR Hood Fan, Desk in the Office, Wall AC Unit

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, you're still just minutes from everything—shopping, parks, healthcare, and walking paths—making it easy to enjoy both quiet living and everyday convenience. If you'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.

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