

# \$64,000 - 13, 2460 Southview Drive Se, Medicine Hat

MLS® #A2198418

**\$64,000**

3 Bedroom, 1.00 Bathroom, 1,024 sqft

Mobile on 0.00 Acres

Southview-Park Meadows, Medicine Hat, Alberta

This charming 3-bedroom mobile home offers both comfort and investment potential. Located in a prime area close to shopping, schools, parks, and more, it's situated on leased land for \$650/month, which includes water. The home welcomes you with a covered front porch leading into a spacious entryway, which opens to an open-concept dining area, kitchen, and living room with durable laminate flooring. The bathroom features installed vinyl plank flooring and comes with a stackable washer and dryer for convenience. Additional updates include a 2012 furnace, central air, a 2016 hot water tank, and added ceiling insulation in the addition for extra comfort. The metal roof was seal-coated in 2024, ensuring durability for years to come. Outside, you'll find a large fenced yard with a storage shed, offering great potential for outdoor enjoyment. This home combines practical features, modern updates, and a great location, making it a wonderful place to live or an excellent investment opportunity.

Built in 1979

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2198418 |
| Price      | \$64,000 |
| Sold Price | \$55,000 |



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,024                   |
| Acres          | 0.00                    |
| Year Built     | 1979                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Sold                    |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 13, 2460 Southview Drive Se |
| Subdivision | Southview-Park Meadows      |
| City        | Medicine Hat                |
| County      | Medicine Hat                |
| Province    | Alberta                     |
| Postal Code | T1B1C8                      |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|            |                                                                           |
|------------|---------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating    | Forced Air                                                                |

### Exterior

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 3rd, 2025  |
| Date Sold      | March 19th, 2025 |
| Days on Market | 16               |
| HOA Fees       | 0.00             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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