

# \$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

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	Active

### **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
Days on Market	11

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.