

# \$44,500 - 28, 4000 13 Avenue Se, Medicine Hat

MLS® #A2218780

**\$44,500**

3 Bedroom, 1.00 Bathroom, 907 sqft  
Mobile on 0.00 Acres

SE Southridge, Medicine Hat, Alberta

Looking for "the one"? Well, here I am!

Hi, I'm a charming mobile home nestled in a peaceful south-end manufactured home park, and I'm ready to sweep you off your feet! I'm in immaculate condition, and I take pride in my bright white cupboards and lofted ceilings—perfect for someone who loves a little extra space to dream big.

I'm a 3-bedroom, 1-bath beauty with a 4-piece bathroom that's all about comfort and style. My furnace (2012) and metal roof with a rubberized coating mean I'm sturdy and dependable, no matter the weather. Oh, and I've been keeping up with the times—my upgraded plumbing, 100amp service, and new hot water tank make me totally modern and low-maintenance. My light-filled rooms and generous pantry make every day just a little brighter.

My large yard is perfect for summer BBQs, gardening, or simply soaking up the sun. The lot fee of \$1009/month covers all the essentials—gas, water, sewer, and garbage pickup—so you can focus on enjoying life.

If you're looking for a home that's as unique and special as you are, don't swipe left! Say YES to the address and let's start our happily ever after.

Ready to meet? Let's make it official!



Built in 1962

**Essential Information**

MLS® #	A2218780
Price	\$44,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	907
Acres	0.00
Year Built	1962
Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Active

**Community Information**

Address	28, 4000 13 Avenue Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B1J3

**Amenities**

Parking Spaces	1
Parking	Driveway, Off Street

**Interior**

Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air

**Exterior**

Roof	Metal, Rubber
------	---------------

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	2

**Listing Details**

Listing Office

CIR 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.