



GRASSROOTS
REALTY GROUP

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**30, 4000 13 Avenue SE
Medicine Hat, Alberta**

MLS # A2308764



\$119,900

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,153 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Aluminum Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Bright, updated, and beautiful, this 3 bedroom home offers approximately 1,100 sqft of stylish and functional living space in a convenient central location. The open-concept layout feels airy and welcoming, with classy updates throughout. The spacious kitchen features an island, refreshed finishes, and updated backsplash, while the large laundry room offers plenty of storage with added cabinets and shelving. Outside, you’ll find a great deck, garden area, and a double detached garage, plus recent updates including a new tin roof, fresh paint, flooring, and exterior refresh. Located just minutes from walking paths, the coulees, and everyday amenities, this home combines comfort, convenience, and value. Lot lease is \$1,014/month and includes gas, water, sewer, and garbage.