



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2, 12006 Range Road 43  
Rural Cypress County, Alberta

MLS # A2309701



**\$360,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                   |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                         |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Single Wide                        |               |                   |
| <b>Size:</b>     | 1,236 sq.ft.                                                           | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 3                                                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Garage Door Opener, Garage Faces Front, Gravel |               |                   |
| <b>Lot Size:</b> | 2.02 Acres                                                             |               |                   |
| <b>Lot Feat:</b> | Views                                                                  |               |                   |

|                    |                                                                  |                   |                           |
|--------------------|------------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air                                                       | <b>Water:</b>     | Cistern                   |
| <b>Floors:</b>     | Carpet, Laminate                                                 | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | None                                                             | <b>LLD:</b>       | 4-12-4-W4                 |
| <b>Exterior:</b>   | Mixed                                                            | <b>Zoning:</b>    | CR-1, Country Residential |
| <b>Foundation:</b> | None                                                             | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Open Floorplan, Vinyl Windows |                   |                           |

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds and drape rods, garage door control-2, remote -2, garage heater, ac unit

Enjoy quiet country living just minutes from Medicine Hat. This well-maintained 3-bedroom, 2-bathroom mobile home on 2.02 acres of well-drained, partially treed land with great views of the city and Dunmore. The home features an open-beam design with vaulted ceilings that sprawl the main living areas, spacious kitchen, dining and living area, with views out either side of the home and a primary bedroom with a 4-piece ensuite. It's skirted with 6-inch insulation, Tyvek wrap, and vinyl siding, anchored with steel cables to reinforced concrete footings built to CMHC specs. The property includes all-weather crushed concrete driveway offering loads of parking, outdoor deck spaces and a manageable fenced in area for pets and kids with loads of additional land to use as you please. There's room for kids to play, space for animals, or potential to build your dream home while keeping the mobile as a guest house. The overside garage sized at 26x28 makes for great parking and a shop with a stove heater. Located on the south side of City View Estates&mdash;just past Dunmore&mdash;this property offers great value, privacy, and convenience.