



97, 4000 13 Avenue SE  
Medicine Hat, Alberta

MLS # A2316628



**\$25,000**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | SE Southridge             |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide   |               |                   |
| <b>Size:</b>     | 880 sq.ft.                | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad               |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                             |                   |   |
|--------------------|-----------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | - |
| <b>Floors:</b>     | Laminate                    | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Mixed                       | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Metal Siding , Vinyl Siding | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | -                           | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                           |                   |   |

**Inclusions:** Fridge, stove, shed

Affordable Investment Opportunity Just \$25,000 Calling all fixers, flippers, and investors! If you're looking for your next project, this could be the opportunity you've been waiting for. 880 sq. ft. mobile home at 4000 13th Ave SE Features: 3 Bedrooms, 1 Full 4-Piece Bathroom, Hot water tank 6 years old, Partially Fenced large yard, Parking Pad, Convenient Location, Situated on a Leased Lot and includes fridge, stove and shed. This property is being sold as-is and offers plenty of potential for someone with vision. Whether you're looking to renovate, flip, add to your investment portfolio, or create an affordable home, this property is ready for its next chapter.