



**245 Fleet Street SW
Medicine Hat, Alberta**

MLS # A2318687



\$179,900

Division:	SW Hill		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,374 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad, RV Access/Parking, RV Gated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	R-LD
Foundation:	None	Utilities:	-
Features:	No Smoking Home		

Inclusions: Tv mounts, the Bar and two stools, deep freeze, Fire Pit and chairs. ladders, weed wacker and garden tools in shed.

Welcome to this spacious mobile home offering approximately 1,374 sq ft of living space in a quiet and friendly community on its OWN LOT. This well maintained home has seen many important updates over the years and offers affordable living with a low maintenance lifestyle. Inside, you’ll find a bright open concept living, dining, and kitchen area with plenty of room to spread out. The home features 1 bedroom plus a den, a 4 piece bathroom, and multiple flexible living spaces that offer plenty of functionality. Recent updates include stainless steel appliances, newer washer and dryer, updated windows, central air conditioning installed in 2023, furnace replaced in 2021, shingles completed in 2020, hot water tank replaced in 2017, and newer siding. Outside, the yard has been thoughtfully redesigned into a beautiful low maintenance outdoor space complete with a newer shed, making this property ideal for buyers looking to enjoy homeownership without extensive upkeep. The north side of the home has also been professionally leveled with concrete footings added, offering additional peace of mind. A rear deck provides a great outdoor space to relax and entertain. Whether you are looking for your first home, downsizing, or searching for an affordable property with plenty of living space, this move in ready home offers excellent value with many major updates already completed.