



**36, 2460 Southview Drive SE  
Medicine Hat, Alberta**

**MLS # A2323124**



**\$79,900**

**Division:** Southview-Park Meadows

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 1,212 sq.ft.      **Age:** -

**Beds:** 3      **Baths:** 1

**Garage:** Parking Pad

**Lot Size:** -

**Lot Feat:** -

**Heating:** Forced Air

**Water:** -

**Floors:** See Remarks

**Sewer:** -

**Roof:** Metal

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** -

**Utilities:** -

**Features:** -

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Central Air Conditioning, Fridge & Freezer in Entry, Wardrobe Cabinet, 2 Storage Sheds

This mobile home is move-in ready and conveniently located in one of Medicine Hat's most attractive mobile parks, close to schools, parks, playgrounds, shopping, restaurants and much more. This 1212 sq ft home offers 3 bedrooms and numerous updates in recent years, including new roof & siding in 2018 and flooring/paint/kitchen upgrades in 2020. A full appliance package is provided, including an additional fridge & freezer in the front entry. A large 10x26 covered deck provides additional living space that you will surely appreciate. This home is found on one of the park's largest lots that has been well maintained and offers 2 storage sheds. The monthly lot lease is \$662 + water. All offers must be subject to the buyers receiving park approval.