



**223 Fairchild Street SW
Medicine Hat, Alberta**

MLS # A2324629



\$56,900

Division:	SW Hill		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	971 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: shed, 2 lawn mowers, kitchen island, BBQ & extra flooring

Affordable Living in Desirable Tower Estates! Welcome to this spacious 971 sq. ft. mobile home located in the sought-after Tower Estates community. Offering 2 bedrooms and 1 full bathroom, this home has been thoughtfully updated and is ready for its next owner. Step inside to find durable laminate and linoleum flooring throughout and a bright, inviting layout. The living room and dining room addition creates an abundance of living space, making it perfect for entertaining or simply relaxing. Just off the dining area, you'll appreciate the convenient walk-in pantry/storage room, providing plenty of extra storage. Natural light pours in through two sets of garden doors—one leading from the living room and another from the spacious primary bedroom—both opening onto the large backyard deck, creating seamless indoor-outdoor living. The kitchen is well-equipped with a center island, fridge, stove, over-the-range microwave, dishwasher, and even includes a deep freeze. A stackable washer and dryer add to the home's convenience. Built for comfort and efficiency, this home features: • High-efficiency furnace • Central air conditioning • Drywalled interior • Foam insulation • R20 ceiling insulation • White vinyl windows Outside, you'll enjoy a fully fenced yard, a spacious deck for summer gatherings, and a storage shed for all your outdoor tools and equipment. Whether you're a first-time buyer, downsizing, or looking for an affordable home with great features, this property offers exceptional value in a fantastic location.