



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

125, 4000 13 Avenue SE
Medicine Hat, Alberta

MLS # A2326996



\$58,900

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	931 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Fridge, Stove, Dishwasher (as is) Hood fan, Washer, Dryer, Shed (x2), Blinds, Drapes

Welcome to this beautifully maintained 2 bedroom, 1 bathroom mobile home, offering move-in ready living in a prime 13th Avenue location close to shopping, restaurants, parks, and all the everyday amenities you need. Step inside to a bright and welcoming interior featuring thoughtful updates throughout. The cheerful kitchen boasts charming updated wallpaper and new flooring that continues into the living room and hallway, creating a fresh, cohesive feel. The entire home has also been freshly painted, making it warm, inviting, and ready for its next owner. Storage space is ample, thanks to a spacious laundry room and generous closets in both bedrooms. Outside, you will find a fantastic partially covered deck, perfect for morning coffee, summer BBQs, or unwinding at the end of the day. The fully usable yard offers plenty of green space and includes two convenient storage sheds. This home has seen numerous important upgrades, including newer siding, a cool-coated metal roof, upgraded insulation, central air conditioning (2021), and hot water tank (2020). These updates provide comfort and peace of mind for years to come. Lovingly cared for and thoughtfully updated, this home is ready for its next owner to simply move in and enjoy. Lot rent is \$1,014/month and includes all amenities except electricity.