



**2391 Gardner Place SE
Medicine Hat, Alberta**

MLS # A2327271



\$219,900

Division:	Crestwood-Norwood		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,088 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Piling(s)	Utilities:	-
Features:	Vinyl Windows		

Inclusions: 2 Sheds, Bookshelf in Livingroom, Doghouse, Self draining Underground Sprinklers front only

Welcome to this fantastic 1,088 sq. ft. manufactured home situated on its own lot in the quiet, desirable neighbourhood of Crestwood! Immaculately maintained and move-in ready, this charming home offers 2 spacious bedrooms, a full 4-piece bathroom, designated laundry and a functional layout designed for comfortable living. The bright main living area is complemented by several newer PVC windows, while recent updates including newer shingles and durable vinyl siding provide added peace of mind. Stay comfortable year-round with central air conditioning, and enjoy the flexibility of the front entry addition—perfect for a home office, den, hobby room, or additional storage. Step outside to a beautifully landscaped, fully fenced yard complete with underground sprinklers in the front, two storage sheds, a shaded patio area and convenient off-street parking. Ideally located close to schools, parks, the Stampede Grounds, and shopping, this affordable property offers exceptional value for first-time buyers, downsizers, or anyone looking for a low-maintenance home in a great location. Pride of ownership is evident throughout—this is one you won't want to miss!