



**GRASSROOTS**  
REALTY GROUP

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2, 612 20 Street NE  
Medicine Hat, Alberta

MLS # A2331270



**\$120,000**

|           |                                                                                |        |                   |
|-----------|--------------------------------------------------------------------------------|--------|-------------------|
| Division: | Northeast Crescent Heights                                                     |        |                   |
| Type:     | Mobile/Manufactured House                                                      |        |                   |
| Style:    | Mobile Home-Double Wide                                                        |        |                   |
| Size:     | 1,328 sq.ft.                                                                   | Age:   | 1974 (52 yrs old) |
| Beds:     | 3                                                                              | Baths: | 2                 |
| Garage:   | Additional Parking, Driveway, Front Drive, Off Street, Parking Pad, Single Gar |        |                   |
| Lot Size: | -                                                                              |        |                   |
| Lot Feat: | Landscaped                                                                     |        |                   |

|             |                                           |            |   |
|-------------|-------------------------------------------|------------|---|
| Heating:    | Forced Air                                | Water:     | - |
| Floors:     | Laminate, Linoleum                        | Sewer:     | - |
| Roof:       | Asphalt Shingle, Membrane                 | Condo Fee: | - |
| Basement:   | -                                         | LLD:       | - |
| Exterior:   | -                                         | Zoning:    | - |
| Foundation: | See Remarks                               | Utilities: | - |
| Features:   | Jetted Tub, Open Floorplan, Vinyl Windows |            |   |

**Inclusions:** Fridge, stove, microwave, washer, dryer, hood fan, central air conditioner, 3 wardrobes in bedroom

Located in Northeast Crescent Heights, this 3 Bedroom (potential for 4), mobile home is a sprawling 1328sf of functional updated living space. A large primary bedroom at the front of the home has a 3 piece ensuite washroom, updated flooring and window, and makes for the perfect master suite. The large open living room off the front entry with double closets, can accommodate a family sized seating area, or also double as additional dining room and living room space. The kitchen has been updated over the years, with gorgeous cupboards, a unique tiled backsplash and an updated appliance package. The 4 piece main bathroom comes with a walk in shower, jetted tub, as well as vanity space. The laundry room has the full sized hot water tank as well as additional storage room. Down the hall there are two other additional washrooms. The den can double as a home office, bedroom, or family room. Outside, there is a private front porch area, fenced yard, and single detached garage. Lot rent for this unit is only \$550/mo and includes water and common area maintenance. This home has had the benefit of vinyl windows, furnace/AC update, electrical update, shingles on main and membrane on the addition (2017), updated kitchen, appliances, flooring, paint, exterior, and exceptionally well maintained care. Book your private viewing today, to make sure that you don't miss out on this fabulous find.