



GRASSROOTS
REALTY GROUP

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**17 De Havilland Boulevard SW
Medicine Hat, Alberta**

MLS # A2332278



\$179,900

Division:	SW Hill		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,236 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	None	Utilities:	-
Features:	Soaking Tub, Vinyl Windows		

Inclusions: FRIDGE(X2), STOVE, HOOD FAN, DISHWASHER, WASHER & DRYER, WINDOW COVERINGS, WINDOW A/C UNIT, SHED (NEGOTIABLE- HOT TUB AS IS)

Welcome to affordable, worry-free living with the rare freedom of land ownership! This spacious, 1,200+ square foot manufactured home sits on its own lot, meaning zero monthly lot fees. Step inside to find a modern interior featuring fully drywalled walls—completely eliminating old-style wallboard. The functional floor plan includes a bright kitchen with an eating area, positioned just off the private covered deck for effortless indoor-outdoor dining. The kitchen flows into a comfortable living room, and the entire layout has been refreshed in recent years with updated paint and select flooring replacements. The standout feature is the massive addition, currently serving as a giant family room. Equipped with a window A/C unit to keep the space cool during summer, it offers more than enough space to convert to a comfortable third bedroom if desired. Down the hall, you will find 2 bedrooms and an updated full 4 piece bathroom that conveniently integrates your laundry area. Major big-ticket mechanical updates have already been done for you, including a newer furnace, a new hot water tank, and a new roof on the addition (original metal roof on the main home). Tucked on the side of the home is the cozy covered deck, offering excellent privacy for your morning coffee. Outside, you will also love the fully fenced yard shaded by beautiful mature trees, complete with a double driveway for convenient off-street parking. This move-in-ready home offers unbeatable value. Schedule a private viewing with your agent today!