



GRASSROOTS
REALTY GROUP

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262, 4000 13 Avenue SE
Medicine Hat, Alberta

MLS # A2336236



\$79,500

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,160 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Fridge, Stove, Blinds, Hood Fan, Drapes, Washer, Dryer, Shed, Window AC Unit (x2)

Room to breathe, privacy, and a layout you don't often find in a mobile home. This well-maintained 3-bedroom home is situated on an end lot in Medicine Hat Village, offering extra outdoor space, beautiful views, and a more private setting. Inside, it's bright, comfortable, and move-in ready, with a spacious kitchen that gives you plenty of room to cook and gather. One of the standout features is the separate dining room, something you don't often find in a mobile home. It provides a dedicated space for family dinners, entertaining, or hosting friends, while the generous living room offers plenty of natural light and a comfortable place to relax. With three bedrooms and a practical layout, there's plenty of flexibility for family, guests, or a home office. Outside, the spacious end lot gives you room to garden, entertain, relax, or simply enjoy having more space around you. Located in a great area of the community, this home combines privacy, space, and convenience. Lot rent is \$1,014/month and includes all utilities except electricity. A move-in-ready home with a great lot and a layout worth seeing in person.