



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

49, 4000 13 Avenue SE
Medicine Hat, Alberta

MLS # A2336463



\$179,800

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,280 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Driveway		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Metal, Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, stove, hood fan, dishwasher, washer & dryer, 2 ceiling fans, window coverings, 2 TV mounts, water fountain

This immaculate and beautifully decorated 3-bedroom, 2-full-bathroom single-wide mobile home offers 1,280 sq. ft. of comfortable living space. It features newer stainless steel appliances and two skylights that fill the home with amazing natural light. This home has storage everywhere you look. Outside, you'll find a beautifully developed, fully fenced yard that provides both privacy and charm, complete with a 3-tier water fountain that creates a peaceful backyard oasis. A gorgeous 45' x 10' covered deck overlooks the yard, making it the perfect place to relax or entertain, and there is also a shed for extra storage along with an attached covered carport for added convenience. Carport and deck have a metal roof, shingles on home had a rubber coating added last year. This home has been exceptionally well cared for and is truly move-in ready, offering a beautiful private outdoor space you'll love enjoying. This home is on a leased lot, fees are \$1055 per month and includes gas, water, sewer and garbage. Call today to view!