



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5, 839 10 Avenue SW
Medicine Hat, Alberta

MLS # A2337423



\$65,000

Division:	SW Hill		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,011 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: shed, heater in front room by entry

Come check out this nicely updated 2-bedroom, 1-bathroom affordable mobile home offering comfortable living with plenty of space and natural light. A nice-sized entryway can be found before heading into the spacious, open-concept main living area—perfect for relaxing or hanging out with family and friends. The kitchen features a large movable island with a chandelier overhead, newer stainless-steel appliances, white cabinetry, and a coordinating backsplash that ties everything together. The large primary bedroom offers plenty of room to unwind and includes a convenient walk-in closet. You'll also find a large bonus room perfect for storage, hobbies, a home office, or whatever suits your needs. Recent updates include newer flooring and paint, a newer washer and dryer, and HWT (2025). This home offers central a/c, and outside, there's parking in the front for a couple vehicles, along with a dog run and storage shed. The side-entry landing and stairs have also been updated. Lot fees are just \$455/month plus utilities! This property is well laid out and ready for its next owner. Come take a look and see if this could be the perfect place for you!