



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

45, 612 20 Street NE
Medicine Hat, Alberta

MLS # A2339351



\$84,900

Division:	Northeast Crescent Heights		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	913 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Laminate
Roof:	Metal
Basement:	-
Exterior:	Other
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: 2 Sheds

Looking for a move-in ready home that offers comfort, accessibility, and outdoor living? Welcome to #45 - 612 20th Street NE in Medicine Hat. This updated 3-bedroom, 1-bathroom home in Northgate Village, located in NE Crescent Heights, offers a rare combination of accessibility features, modern updates, and a beautiful park-like setting. Situated on a desirable over sized corner lot, you'll enjoy mature shade trees, and a large yard, all while being conveniently located near schools, walking trails, restaurants, convenience stores, and other everyday amenities. This home is thoughtfully equipped with accessibility features, making it an excellent option for those seeking enhanced mobility today or planning for the future. Includes, A porch lift providing easy access to the main entrance, wheelchair ramp providing access to the backyard, mobility-friendly walk-in tub with fold-down bench, grab bars and convenient single-level living. Interior Highlights include fresh paint throughout, new laminate flooring throughout most of the home, beautiful hardwood flooring in the spacious living room, bright open kitchen and dining area with ample cabinetry and storage. Updated bathroom featuring a new vanity, countertop, lighting, and mirror. Large primary bedroom with walk-in closet and direct bathroom access. Outdoor Features: Large covered deck perfect for relaxing, entertaining, or enjoying your morning coffee, enclosed "catio" for your feline friends, or other small pets, fully fenced backyard, two sheds and two raised garden boxes, and extra parking spot - perfect for RV parking. Lot rent: \$550/month (includes water) Homeowner is responsible for gas, electricity, sewer, and garbage utilities. Quick possession available. Whether you're downsizing, starting fresh, or looking for a home designed for long-term accessibility and comfort, this property delivers exceptional value.

Don't miss your opportunity and contact your favourite REALTOR® for your own private viewing!