



GRASSROOTS
REALTY GROUP

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82 Anson Avenue SW
Medicine Hat, Alberta

MLS # A2346253



\$149,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Mobile Home-Single Wide		
Size:	906 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	R LD
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Great opportunity for a first-time buyer, downsizer, or investor! This 2-bedroom, 1-bathroom mobile home sits on its own private lot and offers comfortable, affordable living with several recent updates. Features include newer windows, a new hot water tank, and newer carpet in the living room. Outside, enjoy your own private yard along with a convenient storage shed for extra space. The property is located close to the airport and offers easy access to nearby amenities. Currently rented for \$800 per month, making this a great investment opportunity with an existing tenant in place. Affordable, practical, and ready for its next owner—don't miss this opportunity!