



GRASSROOTS
REALTY GROUP

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**195 Fairchild Street SW
Medicine Hat, Alberta**

MLS # A2347581



\$250,000

Division:	SW Hill		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,411 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Paved, Underground Sprinkl		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Mudroom fridge, UG Sprinklers (manual), 3x shed, grey living room chair, love seat, coffee table, yard equipment

A mobile home with a yard and ownership setup that's hard to find! This well-maintained 3-bedroom, 2-bathroom home offers approximately 1,400 sq ft of comfortable living space, but it's the property itself that really sets it apart. Located in Tower Estates where you own the land—meaning no monthly lot fees—this home sits on an impressive 90' x 125' lot with plenty of room to park vehicles, trailers, toys and more. Inside, the home is bright and welcoming with vaulted ceilings and additional windows that bring in an abundance of natural light. The layout offers plenty of space for everyday living, with three bedrooms, two bathrooms and a comfortable dining area with direct access to the backyard. The home has also been well maintained, with a metal roof approx 5 years old, furnace approx 6 years old, hot water tank replaced just last year, and vinyl windows. An attached single garage is another uncommon feature for a mobile home and provides convenient parking and additional storage. But step outside and you'll really appreciate what makes this property special. The huge backyard is beautifully maintained, complete with underground sprinklers, three sheds for storage, and no neighbours directly behind you. Instead, you'll enjoy open field views and a much more private setting. Just off the dining room is a large covered deck, creating a great spot to enjoy the yard, entertain, or simply relax outdoors. If you're looking for more than just a place to live, this property offers something that's increasingly difficult to find—a well-maintained home, a huge private yard, and at a reasonable price.