



**GRASSROOTS**  
REALTY GROUP

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**246 Fleet Street SW  
Medicine Hat, Alberta**

**MLS # A2235034**



**\$49,500**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	505 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 2 Sheds

Cute, cozy and affordable is just what this little unit is! This is a perfect home for someone wanting to get out of apartment living and into their own space. Featuring vaulted ceilings to help create a spacious feeling throughout as well as central air conditioning to keep you cool in the warm summer months. You don't have to worry about the shingles wearing out as the the roof is metal for low maintenance. Get creative with the fenced yard and 2 sheds for extra storage. Located across from a green space and having the mailbox right beside in another small green space makes this home a great starter home or perfect for a student as there is bus service near by. With a little love and attention to the exterior, you can make this like your little country cabin in the woods! Schedule your appointment today! Lot rent is approximately \$550, utilities extra.