



GRASSROOTS
REALTY GROUP

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**68 Cactus Street SW
Medicine Hat, Alberta**

MLS # A2236701



\$69,900

Division:	SW Hill		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	897 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, floating shelves throughout, AC unit, shed

Welcome to 68 Cactus Street SW! This updated 3-bedroom, 1-bathroom mobile home is a fantastic starter opportunity located in the Wildrose Manufactured Home Community. Bright and inviting, the home features great natural light throughout, with tasteful updates that enhance both comfort and functionality. The spacious layout offers room to grow, while the private, nicely sized yard provides the perfect space for relaxing, gardening, or entertaining. Set in a well-established community close to parks, schools, and everyday amenities, this affordable home combines convenience, charm, and value—ideal for first-time buyers or anyone looking to downsize without compromise. Updates over the years include: 2021 Hot water tank, 2022 furnace/AC unit, 2024-2025 all the flooring. Park fees are \$540.00 including, water, garbage, park maintenance and lot rent.