



GRASSROOTS
REALTY GROUP

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4, 2460 Southview Drive SE
Medicine Hat, Alberta

MLS # A2242395



\$39,800

Division:	Southview-Park Meadows		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	821 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Fridge, Stove, Microwave, Hood fan, Washer, Dryer, Window coverings, Shed, Wall a/c

Centrally located in Southview Village, this 3-bedroom, 1-bathroom mobile home is just minutes from shopping, restaurants, medical offices, and more. The front features a double-parking pad and a welcoming front deck. Inside, the main living area has a bright living room with large windows, a kitchen equipped with a stainless-steel fridge and stove, and modern laminate flooring throughout. Two good-sized bedrooms, a full 4-piece bathroom, and a separate laundry room are located down the hall, while the third bedroom is just off the front entrance (not heated). The fully fenced yard offers a good amount of space, a back deck, a shed, and a private entrance to one of the bedrooms. The underside of the home was redone 2 years ago, complete with heat tape, insulation, and a new belly bag. Lot rent is \$650/month and includes water. A solid option for first-time buyers, investors, or anyone looking to downsize. Call today to view!