



GRASSROOTS
REALTY GROUP

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**174 Anson Avenue SW
Medicine Hat, Alberta**

MLS # A2243930



\$194,900

Division:	SW Hill		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,213 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	R-LD
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, Chair Lift

**** OWN YOUR LOT**** 3 bedroom mobile home on its own lot, offering both comfort and potential. The primary bedroom includes its own ensuite, with two additional bedrooms and a full main bathroom. A spacious 3-season deck with built-in speakers, power, and an attached shed/Workshop provides the perfect space for relaxing or entertaining. With no pad rental fees and the benefit of owning your own lot, this property is a wonderful opportunity to create the home you've been looking for.