



GRASSROOTS
REALTY GROUP

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2, 4000 13 Avenue SE
Medicine Hat, Alberta

MLS # A2248308



\$57,000

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	728 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Carport, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Tile
Roof:	Metal
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: All inclusions sold \"As is-Where is\", Shed

Has an additional 119 Sq feet of mudroom (enclosed and insulated porch) that was built on for a total of 847 sq ft interior dwelling space. The 2 bedroom, 1 bath, home sits on a large corner lot, offering minimal neighbours and extra yard space that's hard to find in the area. Updated Furnace and Electrical Panel. Bathroom with convenient laundry area. The location is a highlight—close to schools, parks, shopping, bus route and everyday amenities. The fully fenced, spacious backyard provides plenty of room for outdoor activities, a large low maintenance garden shed. and a covered CARPORT parking spot adds practical convenience throughout the year. This mobile home is located in Medicine Hat Village, an established SE neighbourhood under professional local management. Lot fees are \$975/month and includes gas, water, sewer, trash disposal, road maintenance and professional management. Pets are allowed with Park approval. If you want an affordable property in SE Medicine Hat that offers space and a great location to make your own, this could be the one! Contact an agent to arrange your showing today. (Personal Items are planned to be removed from the property.)