



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**4 Rose Street SW  
Medicine Hat, Alberta**

**MLS # A2250398**



**\$25,000**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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:** Fridge, Stove, bar fridge, washer, dryer, living room cabinets (negotiable)

Affordable two-bedroom, one-bathroom mobile in Wildrose Park. This home includes a kitchen with a fridge & stove, a living room with dining space, two bedrooms, and a 4-piece bathroom. It also comes with a washer and dryer, and the furnace was replaced approximately 3 years ago. Outside, there is a good-sized yard with space to enjoy. Lot fees are \$540/month, making this an affordable option to get into the market. Call today to view!