



GRASSROOTS
REALTY GROUP

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**31, 2248 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2251103



\$91,500

Division:	Crestwood-Norwood		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	898 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Front Drive, Off Street, Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: New Central A/C unit on south side of mobile, Closet Organizers, security camera on north side of mobile (needs activation plan), old window A/C (it works)

Exceptional mobile in a quiet and well-cared-for park in Crestwood, close to schools and walking paths, and with a green space behind! This three-bedroom, one bathroom home has been very tastefully updated with a new large shower, new window and skylight in the bathroom, new skirting, beautiful light vinyl plank throughout, fresh paint, updated doors and lighting and a new central air conditioner installed this summer! Step outside to a new fence and deck and a fabulous hot tub with privacy fence around. The hot tub is regularly maintained and comes with new headrests and appropriate chemicals. Solar powered aggregate stones glow green and blue in the evening. The yard has two plum trees that provide delicious fruit for several weeks. Opportunity knocks for affordable living! This home has been professionally cleaned and is move-in ready.