



GRASSROOTS
REALTY GROUP

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**39, 2460 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2260305



\$74,900

Division:	Southview-Park Meadows		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	893 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Metal

Basement: -

Exterior: -

Foundation: Block

Features: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: Tin Shed, White Wardrobe, Tea Caddy/Cupboard beside fridge, Book shelf in Primary bedroom Nook

Welcome to this well-kept double-wide mobile with CENTRAL AIR and updated Metal roof (2019). This is one of the best lots of the park, right beside a GREEN SPACE, this property offers a peaceful setting and allows for extra street parking. The home was designed for accessibility, featuring larger doorways, a large primary bedroom, and a good sized bathroom with nice updates such as new BathFitter bathtub. Entering the home you enjoy a covered porch to keep you out of the rain. There is a built-on mud room of an additional 50 sq ft that is not included in the total 893 sq ft. This is a nice drop zone for all your things and space for a chest freezer. The living room has vinyl plank flooring (1-2 years old). Enjoy outdoor living with a large covered back deck that takes in the view of the green space, and a fully fenced backyard—perfect for pets (with restrictions), gardening, or relaxing. A 10x8 tin storage shed adds great storage, and the home comes with its own parking stall for everyday convenience. In Southview, you’ll enjoy nearby parks, walking trails, shopping, schools, and other amenities—making it an excellent choice for first-time buyers, downsizers, or investors. Don’t miss out—Mobile homes like this one are a rare find! Contact a real estate agent today to book a showing! Lot fee is \$650/ month (Includes Water).