



**GRASSROOTS**  
REALTY GROUP

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**#239, 4000 13 Avenue SE  
Medicine Hat, Alberta**

**MLS # A2261652**



**\$89,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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:** BBQ

Welcome home to this well cared for home situated in a convenient, quiet location of the park. The 1232 sqft space has a fabulous layout including a large living room, very functional kitchen/dining area, including skylights for added "warmth" and light. The primary bedroom has a 3pc ensuite, large walk in closet and can accommodate a king size bed plus other furniture. Additionally, there are 2 more bedrooms and a 4pc bathroom on the other end of the home. Laundry is conveniently located off the kitchen, with storage as well, and an added mudroom gives the option of a workspace and additional storage. Outside features a fully fenced yard to contain children or pets, a large shed with electricity and a lovely deck to enjoy BBQing (BBQ included), warm weather meals and relaxing moments with friends and family. This modular home is waiting for you! Come see it today!