



**GRASSROOTS**  
REALTY GROUP

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**243 Fleet Street SW  
Medicine Hat, Alberta**

**MLS # A2267279**



**\$148,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	893 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** over toilet shelving, wood shed (as is), plastic tarp shed (as is)

Welcome to this cozy home in Tower Estates. This home is perfect for a first time home owner or someone looking for a rental property. The best part... NO LOT FEES! Own your land and the home in this quiet and charming neighbourhood without having to pay lot fees! When you step into this home you'll see a open kitchen and living space perfect for hosting or relaxing with your family. Down the hall you will find 3 bedrooms and a 4 pc bathroom, along with a laundry area. This home is ready to welcome you in! Contact your trusted real estate agent for more info!