



GRASSROOTS
REALTY GROUP

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3, 448 Division Avenue N
Medicine Hat, Alberta

MLS # A2268561



\$169,800

Division:	Riverside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	832 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	None
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 119
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: Fridge, stove, dishwasher "as is", hood fan, washer, dryer, portable a/c, kitchen island

Move-in ready and on its own lot! This charming mobile home is tucked away in a quiet 45+ community in Riverside, just steps from parks, walking paths, shopping, and downtown amenities. The open-concept main living area features vaulted ceilings and a bright, spacious kitchen with a center island, plenty of cabinet space, and a dining area that flows easily into the living room. There are two comfortable bedrooms, a full four-piece bathroom, and convenient in-suite laundry with extra storage. Outside, you'll enjoy a fully fenced yard (except a small entryway at the front) with a deck, patio, and low-maintenance landscaping, plus a double parking pad out front. Recent updates include a new hot water tank, washer, and dryer (all just one year old). Condo fees are an affordable \$119/month and include water and common area maintenance. A great option for anyone looking for easy, affordable living in a peaceful location!