



GRASSROOTS
REALTY GROUP

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**96 Anson Avenue SW
Medicine Hat, Alberta**

MLS # A2273606



\$69,900

Division:	SW Hill		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	962 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, Stove, Portable Dishwasher Hood fan, Washer, Dryer, Window coverings, Central Air "as is", Shed, Portable Black Kitchen Island, TV Mount, 1-Portable Air Conditioner

Step into a home that instantly feels welcoming. This 3 Bedroom one level home is tucked on a quiet street in Tower Estates, bright and beautifully updated, this property offers comfortable living at a price that makes sense. The moment you walk in, the open flow between the living room, dining area, and kitchen creates a space where family life and connection come naturally. Fresh new flooring carries throughout the home, guiding you to three generous bedrooms and a well-appointed four-piece bath. Everything is laid out with ease and functionality in mind—perfect for first-time buyers, downsizers, or anyone looking for a place where life feels simple and effortless. One of the true highlights is the charming sunroom/entrance (Not included in the square footage), an inviting bonus space that opens onto a private, spacious deck. Whether it's morning coffee, evening BBQs, or relaxed weekends with friends, this spot is made for enjoying the good moments. If you're looking for a home that offers comfort, affordability, and a lifestyle that just works—this is it. Come experience it for yourself. Your private showing awaits!