



GRASSROOTS
REALTY GROUP

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**31, 2248 Southview Drive SE
Medicine Hat, Alberta**

MLS # A2276890



\$95,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Crestwood-Norwood | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 940 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, P | | |

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|--------------------|---|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | Open Floorplan, See Remarks, Skylight(s), Storage | | |

Inclusions: Hot Tub, safe

Crestwood Community Mobile Home Park hosts this lovely 3 bedroom, one bath laundry combination home with beautiful features such as an open floor plan, newer large shower, newer window and skylight in bath, fresh paint, newer vinyl plank floor, new central air, new hot water tank, full appliance package, new skirting, new fence and deck. Outside you have your own park like yard that backs onto a park and a private area for your enjoyment while you sit in your hot tub and just relax. Your yard has solar powered aggregate stones that glow, flower gardens and two plum trees. Your hot tub comes with cover, chemicals and headrests. What a perfect place..close to walking paths, shopping, schools and so much more. Lot is big enough to build a garage with park approval. Park is quiet and well cared for. This home offers the opportunity for affordable living and is in immediate move in condition. Utilities average 281.00 per month. Water is billed to the park.