



**93, 4000 13 Avenue SE  
Medicine Hat, Alberta**

**MLS # A2282205**



**\$45,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	933 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Mixed

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** All items currently in and on the property are included in the sale. Property and inclusions are sold AS IS WHERE IS

Welcome to this lovely mobile home located in Medicine Hat Village. The huge deck invites you into the yard and is the perfect spot to relax. The large lot is a gardeners dream with 2 sheds to store all of your outdoor tools. As you walk inside you'll be greeted by a bright and spacious living room, open to the dining room and kitchen. Down the hall you'll find an oversized primary bedroom, bathroom and second bedroom. Off the kitchen is a large laundry/storage/boot room that leads out to the back yard. This property is perfect for first time home buyers or downsizers. Lot lease is \$1014/month and includes water, gas, sewer and garbage pick up. Don't miss your opportunity to own this affordable home. Book your private viewing today! **SELLER IS VERY MOTIVATED AND OPEN TO OFFERS!**