



**47, 4000 13 Avenue SE
Medicine Hat, Alberta**

MLS # A2285004



\$82,000

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,015 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: shed, blinds

Welcome to this well-maintained 3 bedroom, 1 bathroom mobile home offering comfortable and affordable living with several recent updates. Since 2021, the home has seen improvements including central air conditioning, new flooring, new eavestroughs, and the addition of a new shed for extra storage. The hot water tank was replaced this year, and the kitchen and laundry appliances—including the fridge, stove, washer, and dryer—are all approximately one year old. With a functional layout and key mechanical updates already taken care of, this home is move-in ready and ideal for first-time buyers, downsizers, or anyone looking for an easy-to-maintain property. Lot rental rate is \$1014/month. *Flooring in the bedroom will be replaced by Friday, February 13