



**GRASSROOTS**  
REALTY GROUP

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**220 Fairchild Street SW  
Medicine Hat, Alberta**

**MLS # A2285254**



**\$199,900**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt
<b>Basement:</b>	None
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Block
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** Freezer

What a fantastic opportunity! Meticulously cared for and well maintained, this 1,068 sq. ft. mobile home on it's own lot could be the perfect fit. Whether you're a first-time buyer looking for a fresh start or an investor seeking a great revenue opportunity, this property is not to be missed. From the moment you step inside, you'll appreciate the spacious flex area currently used as a home office. The home features three comfortable bedrooms and a modern full bathroom, offering everything you need for easy living. The generous, functional kitchen flows nicely into a cozy family room highlighted by a large window and gas stove, perfect for relaxing or entertaining. Outside, you'll love the thoughtfully designed yard complete with underground sprinklers, a garden area, and an abundance of beautiful perennials. The home is fully skirted and insulated, and the oversized parking pad provides ample space, including room for an RV. With flexible possession available and clear pride of ownership throughout, this is a property you won't want to miss. Book your private viewing today!