



**133, 4000 13 Avenue SE  
Medicine Hat, Alberta**

**MLS # A2293083**



**\$74,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Near Public Transit, Near Shopping Center		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge, Stove, Washer, Dryer, Window coverings, Battery Powered Lawn Mower & Charger

Step into this stylish and inviting 2-bedroom home, where a bright atmosphere greets you. The open-concept layout connects the kitchen, dining, and living areas, making it easy to enjoy time together. The bathroom has been thoughtfully updated, and durable flooring throughout offers low-maintenance comfort. Cozy up to the corner fireplace with a good book or a hot beverage on those chilly days or spend summer evenings beneath the spacious pergola after puttering in the fenced, roomy yard, which features plum and crab apple trees. A rechargeable lawnmower is also included with the purchase &ndash; no long chords to trip over! Newer vinyl windows have been installed as well as new blinds for most of the windows. For low maintenance and stress free living, this is the one for you! This home is located in a well maintained park that has a playground for the kids and is close to restaurants, shopping, schools, walking trails, public transit and much more! It's almost springtime planting season, so now is the perfect time to make the move! Utilities are included in the pad fee except for electricity.