



**134, 4000 13th Avenue SE
Medicine Hat, Alberta**

MLS # A2294895



\$199,000

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,065 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Level		

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

Inclusions: Fridge, Stove, Dishwasher, microwave, window blinds

BRAND NEW & BEAUTIFULLY DESIGNED Welcome to this thoughtfully built 3-bedroom, 2-bath home that perfectly blends modern style, quality craftsmanship, and affordable living. Step inside to a bright, open-concept living space that feels warm, inviting, and perfect for both relaxing and entertaining. The spacious kitchen is a true highlight, featuring sleek cabinetry, stainless steel appliances, a walk-in pantry, and an elegant coffee bar. Just off the kitchen, you'll find a convenient laundry room with direct access to the yard—adding everyday functionality to this smart layout. Tucked away at the back of the home, the private primary suite offers a peaceful retreat with its own ensuite bathroom and walk-in closet. Two additional bedrooms and a full second bathroom provide plenty of space for family, guests, or a home office. * Step outside and fall in love! * Attached 32' x 8' deck—perfect for morning coffee or evening unwinding * Fully fenced yard with 6' fencing * Huge, level yard ready for your dream outdoor space * Lot rent: \$1,055/month (includes water, gas, sewer & garbage) * Affordable new construction. Indoor comfort + outdoor living. Move-in ready. Don't wait—this one checks all the boxes!