

12 Oxford Lane  
Medicine Hat, Alberta

MLS # A2238181



**\$75,000**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<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>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Shed.

Bright & Spacious 3-Bedroom Home in Tower Estates & Move-In Ready with Private Yard! Welcome to this beautifully maintained 3-bedroom, 2-bathroom mobile home in the desirable community of Tower Estates! Offering 1,209 sq. ft. of functional living space, this home is perfect for investors, families, first-time buyers, or anyone looking to downsize without sacrificing comfort or style. Step inside to find vaulted ceilings and skylights that flood the living space with natural light, creating a warm and inviting atmosphere. The open-concept layout is partially furnished and offers a spacious living room, a well-equipped kitchen, and a cozy dining area&mdash;perfect for both everyday living and entertaining guests. This home also includes a full appliance package including washer and dryer. Enjoy peace of mind with recent updates, including a new roof (2019) and a hot water tank replaced in 2023. The thoughtful floor plan includes a generously sized primary suite with its own ensuite, plus two additional bedrooms and a full second bathroom. Stay cool on those hot summer days with central AC. Outside, you&rsquo;ll love the private yard with no rear development, offering a quiet, relaxing retreat with plenty of space to garden, play, or unwind. Two separate entrances provide added convenience and flexibility. Whether you&rsquo;re enjoying the bright interior or the peaceful outdoor space, this home truly offers the best of affordable living. Lot rental is \$675/month and all buyers require board approval