

2, 12006 Range Road 43
Rural Cypress County, Alberta

MLS # A2270148



\$420,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,236 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Front, Gravel		
Lot Size:	2.02 Acres		
Lot Feat:	Views		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	4-12-4-W4
Exterior:	Mixed	Zoning:	CR-1, Country Residential
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds and drape rods, garage door control-2, remote -2, garage heater, ac unit

Enjoy quiet country living just minutes from Medicine Hat. This well-maintained 3-bedroom, 2-bathroom mobile home on 2.02 acres of well-drained, partially treed land with great views of the city and Dunmore. The home features an open-beam design with vaulted ceilings that sprawl the main living areas, spacious kitchen, dining and living area, with views out either side of the home and a primary bedroom with a 4-piece ensuite. It's skirted with 6-inch insulation, Tyvek wrap, and vinyl siding, anchored with steel cables to reinforced concrete footings built to CMHC specs. The property includes all-weather crushed concrete driveway offering loads of parking, outdoor deck spaces and a manageable fenced in area for pets and kids with loads of additional land to use as you please. There's room for kids to play, space for animals, or potential to build your dream home while keeping the mobile as a guest house. The overside garage sized at 26x28 makes for great parking and a shop with a stove heater. Located on the south side of City View Estates—just past Dunmore—this property offers great value, privacy, and convenience.