

135 Anson Avenue SW  
Medicine Hat, Alberta

MLS # A2276475



## \$199,900

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <b>Division:</b> | SW Hill                                  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House           |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide                  |               |                   |
| <b>Size:</b>     | 954 sq.ft.                               | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 2                                        | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Driveway, Parking Pad, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Few Trees, Landscaped, Level |               |                   |

|                    |               |                   |      |
|--------------------|---------------|-------------------|------|
| <b>Heating:</b>    | Forced Air    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | None          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed         | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | None          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Vinyl Windows |                   |      |

**Inclusions:** fridge, stove, hood fan, dishwasher, microwave, washer, dryer, window coverings, stand up freezer, ac unit, shed - 2, UGS, bed and frame in the secondary bedroom, bedroom set in the primary bedroom, water softener (disconnected as is), electric fireplace, natural gas BBQ

Welcome to this charming and well-maintained mobile home situated on its own lot, offering both comfort and convenience without the burden of monthly lot fees. Over the years, this property has seen many thoughtful updates, making it move-in ready and a perfect fit for first-time buyers, downsizers, or anyone seeking a private and affordable lifestyle. Step into the enclosed front porch entry, a practical and welcoming space that leads you into the heart of the home. The functional U-shaped kitchen provides excellent workflow and storage, complemented by a dining area featuring a charming bay window and built-in shelving. At the center of the home, the living room offers a cozy gathering place with sliding door access to a private covered deck—ideal for morning coffee or evening relaxation overlooking your beautifully landscaped backyard. Down the hall you’ll find a secondary bedroom, a nicely updated 4-piece bathroom, a comfortable primary bedroom, and conveniently located laundry tucked neatly into the central hall. The exterior of the property is just as impressive as the interior. The yard is fully fenced, private, and thoughtfully landscaped. Parking is never an issue with RV access and two stalls available at the front of the property. For all your storage needs, multiple exterior sheds are included. This home truly combines function, comfort, and affordability in one package. Don’t miss your chance to own a property that offers both indoor charm and outdoor enjoyment!