

**47, 4000 13 Avenue
Medicine Hat, Alberta**

MLS # A2285004



\$83,000

Division: SE Southridge

Type: Mobile/Manufactured House

Style: Mobile Home-Single Wide

Size: 1,015 sq.ft. **Age:** 1987 (39 yrs old)

Beds: 3 **Baths:** 1

Garage: Parking Pad

Lot Size: -

Lot Feat: -

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: -

LLD: -

Exterior: -

Zoning: -

Foundation: -

Utilities: -

Features: -

Inclusions: shed, blinds

Welcome to this well-maintained 3 bedroom, 1 bathroom mobile home offering comfortable and affordable living with several recent updates. Since 2021, the home has seen improvements including central air conditioning, new flooring, new eavestroughs, and the addition of a new shed for extra storage. The hot water tank was replaced this year, and the kitchen and laundry appliances—including the fridge, stove, washer, and dryer—are all approximately one year old. With a functional layout and key mechanical updates already taken care of, this home is move-in ready and ideal for first-time buyers, downsizers, or anyone looking for an easy-to-maintain property. Lot rental rate is \$1014/month. *Flooring in the bedroom will be replaced by Friday, February 13