

**30A, 4000 13 Avenue SE
Medicine Hat, Alberta**

MLS # A2244168



\$99,900

Division:	SE Southridge		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,056 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, stove, washer, dryer, window coverings, 2 sheds, 2 floor A/C

Welcome in to this cosy , move in ready, and AFFORDABLE home ! This bright and spacious modular home sits on a beautifully fenced and landscaped corner lot . There is a patio on one side and a deck on the other side. Great for enjoying the outdoors with your choice of shade or sun no matter what the time of day ! There is also a driveway in front and plenty of on-street parking available. Now step inside to the front entryway which leads into the bright and open combined kitchen / dining / living room. There are 3 bedrooms , a full bathroom , and a laundry area as well . Boasting plenty of updates (windows / roof / furnace / flooring / kitchen) this property has been well cared for and is ready for its next owner . Lot rent of \$976.00 / month (2025) covers the heating costs , water sewer, and trash disposal fees , as well as road maintenance and professional full time park management. Must have park approval prior to moving in . Pets allowed with restrictions. Have a look and then make the move!