

**413 4 Street
Suffield, Alberta**
MLS # A2277933


\$66,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	688 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	34-14-9-W4
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	HR, Hamlet Residential
Foundation:	Other	Utilities:	-
Features:	See Remarks		
Inclusions:	Fridge, Stove, Range Hood, Washer and Dryer		

Welcome to affordable home ownership at 413 4th Street in Suffield. This 3 bedroom manufactured home sits on its own land with two lots included, offering space, privacy, and excellent value in a quiet prairie community. Inside, the home features a spacious living room, a functional kitchen with dining area, a generous primary bedroom, two additional bedrooms, and a full 4 piece bathroom. Most of the windows have been updated to vinyl, adding efficiency and comfort. The layout is practical and easy to live in, making this a great option for first time buyers, retirees, or anyone looking to simplify while still owning their own property. Affordability is a true highlight here. Property taxes are under \$300 per year, making ownership extremely manageable. Suffield offers a peaceful small town setting while being just a short drive to Medicine Hat and Redcliff, where you will find shopping, services, and the regional hospital. If you are looking for an affordable home on owned land, room to breathe, and close proximity to city amenities without city prices, this is an opportunity worth exploring. Call your local agent to book a private showing today and see the value Suffield has to offer. Digital staging has been used in some photos to showcase the potential of the space and help illustrate possible furniture placement and layout options.