

**413 4 Street
Suffield, Alberta**

MLS # A2277933



\$66,000

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|------------------|---------------------------------------|---------------|-------------------|
| 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.