

**96 Anson Avenue SW
Medicine Hat, Alberta**
MLS # A2279012


\$69,900

Division: SW Hill

Type: Mobile/Manufactured House

Style: Mobile Home-Single Wide

Size: 962 sq.ft. **Age:** 1976 (50 yrs old)

Beds: 3 **Baths:** 1

Garage: Stall

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: -

Features: -

Inclusions: Fridge, Stove, Portable Dishwasher Hood fan, Washer, Dryer, Window coverings, Central Air "as is", Shed, Portable Black Kitchen Island, TV Mount, 1-Portable Air Conditioner

Step into a home that instantly feels welcoming. This 3 Bedroom one level home is tucked on a quiet street in Tower Estates, bright and beautifully updated, this property offers comfortable living at a price that makes sense. The moment you walk in, the open flow between the living room, dining area, and kitchen creates a space where family life and connection come naturally. Fresh new flooring carries throughout the home, guiding you to three generous bedrooms and a well-appointed four-piece bath. Everything is laid out with ease and functionality in mind—perfect for first-time buyers, downsizers, or anyone looking for a place where life feels simple and effortless. One of the true highlights is the charming sunroom/entrance (Not included in the square footage), an inviting bonus space that opens onto a private, spacious deck. Whether it's morning coffee, evening BBQs, or relaxed weekends with friends, this spot is made for enjoying the good moments. If you're looking for a home that offers comfort, affordability, and a lifestyle that just works—this is it. Come experience it for yourself. Your private showing awaits! Lot Rent \$701/month