

**#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:** -

**Beds:** 3 **Baths:** 1

**Garage:** Parking Pad

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**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