

45, 2460 Southview Drive SE
Medicine Hat, Alberta

MLS # A2160170



\$69,900

Division:	Crestwood-Norwood		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,164 sq.ft.	Age:	1973 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Metal

Condo Fee: -

Basement: -

LLD: -

Exterior: -

Zoning: -

Foundation: -

Utilities: -

Features: -

Inclusions: Refrigerator, Stove, Microwave, Dishwasher (as is), Air Conditioner (as is), Workshop

Welcome to this delightful home, offering cozy living with versatile spaces perfect for all your needs. Step into the large enclosed 3-season front porch, with access to the kitchen and/or a bedroom(flex space). The heart of the home, the kitchen, is brightened by a skylight, creating a warm and inviting atmosphere. This home features 3 comfortable bedrooms, with the primary bedroom boasting a convenient door for direct access to the bathroom. The functional laundry area, complete with yard access, is adjacent to a versatile room that can be used as the third bedroom, craft room, or, as the current owner enjoys it, a sewing room. This space is enhanced by a charming wood ceiling that extends through the laundry area. For those who love to tinker or need extra storage, the attached workshop/storage space at the back of the home is perfect. There is a double parking space off street and fully fenced yard, complete with a small garden, rounding out this home's appeal. Additionally, the home is equipped with a brand new hot water tank, installed in 2024. Land Lease is \$546 per month plus \$40 for water. (to be verified by park manager)