

9 De Havilland Boulevard SW  
Medicine Hat, Alberta

MLS # A2230623



## \$224,900

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Piling(s), See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Vinyl Windows		

**Inclusions:** Fire Pit

Well-Maintained double wide mobile home!! This beautifully kept mobile home sits on its own lot—no lot fees! Featuring vinyl windows (bay window excluded), the hot water tank was replaced in 2019, shingles in 2021, and the furnace in 2024 this home offers excellent value and peace of mind. Inside, you'll find a huge primary suite with a full ensuite, plus a second bedroom and additional full bathroom—perfect for guests or family. Other highlights include updated carpet (2022) and central air conditioning for year-round comfort. Enjoy outdoor living on the spacious deck and in the private, fully fenced yard—both deck and fence replaced in 2020. Comes complete with a shed and parking pad that fits three vehicles. A move-in-ready home with space, comfort, and upgrades! Don't miss out!! Call your favourite REALTOR® today!