

# \$209,900 - 135 Anson Avenue Sw, Medicine Hat

MLS® #A2251832

**\$209,900**

2 Bedroom, 1.00 Bathroom, 954 sqft

Residential on 0.09 Acres

SW Hill, Medicine Hat, Alberta

Welcome to this charming and well-maintained mobile home situated on its own lot, offering both comfort and convenience without the burden of monthly lot fees. Over the years, this property has seen many thoughtful updates, making it move-in ready and a perfect fit for first-time buyers, downsizers, or anyone seeking a private and affordable lifestyle. Step into the enclosed front porch entry, a practical and welcoming space that leads you into the heart of the home. The functional U-shaped kitchen provides excellent workflow and storage, complemented by a dining area featuring a charming bay window and built-in shelving. At the center of the home, the living room offers a cozy gathering place with sliding door access to a private covered deck—ideal for morning coffee or evening relaxation overlooking your beautifully landscaped backyard. Down the hall you™ll find a secondary bedroom, a nicely updated 4-piece bathroom, a comfortable primary bedroom, and conveniently located laundry tucked neatly into the central hall. The exterior of the property is just as impressive as the interior. The yard is fully fenced, private, and thoughtfully landscaped. Parking is never an issue with RV access and two stalls available at the front of the property. For all your storage needs, multiple exterior sheds are included. This home truly combines function, comfort, and affordability in one package. Don™t miss your chance to own a property that offers both indoor charm and outdoor enjoyment!



Built in 1981

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2251832                |
| Price          | \$209,900               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 954                     |
| Acres          | 0.09                    |
| Year Built     | 1981                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 135 Anson Avenue Sw |
| Subdivision | SW Hill             |
| City        | Medicine Hat        |
| County      | Medicine Hat        |
| Province    | Alberta             |
| Postal Code | T1A 8A1             |

## Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 2                                        |
| Parking        | Driveway, Parking Pad, RV Access/Parking |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Decorative, Electric, Living Room                                                                                |
| Basement          | None                                                                                                             |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Corner Lot, Few Trees, Land |
| Roof              | Metal                       |
| Construction      | Mixed                       |
| Foundation        | None                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 65                  |
| Zoning         | R-LD                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY |
|----------------|------------------------|



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