

# \$53,500 - 46, 612 20 Street Ne, Medicine Hat

MLS® #A2260472

**\$53,500**

2 Bedroom, 1.00 Bathroom, 896 sqft

Mobile on 0.00 Acres

Northeast Crescent Heights, Medicine Hat, Alberta

Located in Northgate Village, this two-bedroom, one-bathroom home sits on a large lot with a fully fenced yard backing onto green space. The open-concept kitchen and dining area connect to a bright living room featuring a large window and an electric fireplace. Two of the original bedrooms have been converted into a huge primary with double closets, giving you extra room where it counts. There is also a second spacious bedroom with a large closet, a four-piece bathroom, and a separate washer and dryer. Recent updates include replaced pipes with new heat tape, a water heater that's only 4 years old, a newer metal roof, and there is central A/C and 100 AMP electrical. Outside, you'll find a covered deck, three sheds for storage, and a parking pad. Monthly lot fees of \$550 include water. This is a great opportunity to get into an affordable property with a larger yard and practical updates already in place. Call today to book your viewing!

Built in 1975

## Essential Information

MLS® #	A2260472
Price	\$53,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	896
Acres	0.00
Year Built	1975
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	46, 612 20 Street Ne
Subdivision	Northeast Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C 1H5

### Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

### Interior

Appliances	Other
Heating	Forced Air
Cooling	Central Air

### Exterior

Roof	Metal
------	-------

### Additional Information

Date Listed	September 27th, 2025
-------------	----------------------

### Listing Details

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.