

\$169,800 - 3, 448 Division Avenue N, Medicine Hat

MLS® #A2268561

\$169,800

2 Bedroom, 1.00 Bathroom, 832 sqft

Residential on 0.06 Acres

Riverside, Medicine Hat, Alberta

Move-in ready and on its own lot! This charming mobile home is tucked away in a quiet 45+ community in Riverside, just steps from parks, walking paths, shopping, and downtown amenities. The open-concept main living area features vaulted ceilings and a bright, spacious kitchen with a center island, plenty of cabinet space, and a dining area that flows easily into the living room. There are two comfortable bedrooms, a full four-piece bathroom, and convenient in-suite laundry with extra storage. Outside, you'll enjoy a fully fenced yard (except a small entryway at the front) with a deck, patio, and low-maintenance landscaping, plus a double parking pad out front. Recent updates include a new hot water tank, washer, and dryer (all just one year old). Condo fees are an affordable \$119/month and include water and common area maintenance. A great option for anyone looking for easy, affordable living in a peaceful location!

Built in 2003

Essential Information

MLS® #	A2268561
Price	\$169,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	832
Acres	0.06



Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	3, 448 Division Avenue N
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 5Y1

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Other
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Shingle
Construction	Vinyl Siding
Foundation	None

Additional Information

Date Listed	November 3rd, 2025
Days on Market	2
Zoning	R-MD

Listing Details

Listing Office

RIVER STREET REAL ESTATE

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