

271, 2300 13 Street N
Lethbridge, Alberta

MLS # A2244512



\$130,000

Division:	Winston Churchill		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, stove, counter top dishwasher, washer/dryer combo, microwave, A/C, window coverings, shed, wheel chair lift

Welcome to your next home sweet home! This lovingly maintained one-owner property offers incredible value in an unbeatable location. Just moments from top-rated schools, bustling shopping districts, and everyday essentials, convenience truly meets comfort here. Step inside and be greeted by a spacious, open-concept design that flows effortlessly from the large living room to a kitchen packed with cabinetry—perfect for those who love to cook and entertain! With three generously sized bedrooms—including a massive primary suite with a 4-piece ensuite—and a second full bath, there’s plenty of room for families to grow or guests to stay. The fenced backyard adds a layer of privacy ideal for relaxing evenings or lively weekend gatherings. And with an affordable price tag that won’t break the bank, this home is the total package!