

**297, 2300 13th Street N
Lethbridge, Alberta**

MLS # A2251866



\$139,900

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,032 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, stove, washer, dryer, shed, wall mounted A/C unit, central vacuum and all attachments

This charming 1032 sq ft home offers a versatile layout with 2 bedrooms plus a den that can easily serve as a third bedroom, complemented by a bright open-concept kitchen, dining, and living area. Recent updates include newer flooring, lighting, furnace, plus a 40 gallon hot water tank in 2021, along with a wall-mounted air conditioner for year-round comfort. Situated on a spacious, fully fenced lot, the property features a sheltered deck perfect for outdoor relaxation, and boasts extra exterior insulation wrapped in durable Hardie board siding—making it as energy-efficient as it is stylish. Buyer must be approved by Bridge Villa Estates management.