

**285, 2300 13 Street N
Lethbridge, Alberta**

MLS # A2214986



\$130,000

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,092 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, stove, dishwasher, window coverings, shed (all AS/IS)

Welcome to this 3-bedroom, 1-bath mobile home—perfect for first-time buyers, downsizers, or those looking for a budget-friendly alternative without sacrificing comfort. Backing onto a beautiful greenspace, this property is nestled in a quiet, community-oriented mobile home park, and offers a cozy and functional layout, featuring a bright living area, a spacious eat-in kitchen, and three comfortable bedrooms. Outside, enjoy a private yard space, a handy storage shed, and off-street parking. The leased lot keeps costs low while still offering a sense of homeownership and privacy. Located close to schools, shopping, and public transit, this home is an excellent opportunity, with a little vision and personal touch, to get into the market or enjoy simplified living.