

**203, 2300 13 Street
Lethbridge, Alberta**

MLS # A2227259



\$160,000

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,351 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: T.V. Wall Mounts, Outdoor Fireplace, 4 Outdoor Cameras, DVR

This North Lethbridge mobile home has been beautifully maintained and features spacious living areas, tasteful upgrades, and a peaceful neighborhood close to main roads and major amenities! Approaching the home, you'll notice its excellent curb appeal with partial fencing, fresh paint, an updated roof, and a large front lawn. Inside, you'll be greeted by a restful living room with a large bright window and plenty of room for seating. The dining room and kitchen feature tons of counter and cupboard space. A nearby bedroom and den provides an ideal spot to set up a guest suite, home office, or hobby room. Down the hall, a full four-piece bathroom and three more bedrooms can be found with one including a convenient two-piece ensuite bath. A laundry room with closet storage completes the layout and offers access to the rear deck which leads out to the fenced gravel seating area with shed storage and an outdoor fireplace. If a charming mobile home in a quiet North Lethbridge neighborhood close to schools, parks, and shopping sounds like the place for you, give your REALTOR® a call and book a showing today!