

**262, 2300 13 Street N
Lethbridge, Alberta**

MLS # A2259462

\$159,900



Division:	Bridge Villa Estates	
Type:	Mobile/Manufactured House	
Style:	Mobile Home-Double Wide	
Size:	1,094 sq.ft.	Age: 1975 (51 yrs old)
Beds:	3	Baths: 2
Garage:	Asphalt, Parking Pad	
Lot Size:	-	
Lot Feat:	-	

Heating: Forced Air, Natural Gas

Water: -

Floors: Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: -

LLD: -

Exterior: -

Zoning: -

Foundation: -

Utilities: -

Features: Open Floorplan

Inclusions: Fridge, stove, washer, dryer, all window covering, ceiling fan, shed.

Step into comfort and convenience with this beautifully updated 1,094 sq ft double-wide mobile home featuring 2 bedrooms plus a versatile office/den. Enjoy the ease of an open floor plan, complemented by new vinyl plank flooring, fresh paint throughout, and a newly added ensuite bathroom. The spacious laundry room doubles as a pantry, offering extra storage and functionality. Recent upgrades include a new furnace (2022), hot water tank (2023), and a roof inspection for peace of mind. Outside, a maintenance-free fence encloses a large private yard with a shed, enclosed porch, and off-street parking. With a new fridge, stove, and the home recently leveled, this move-in-ready gem blends modern updates with cozy charm. Buyer must be approved by Park management.