

**2, 2300 13th Street N  
Lethbridge, Alberta**

**MLS # A2274403**



**\$129,900**

<b>Division:</b>	Bridge Villa Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, central a/c, shed

This beautifully renovated 764 sq ft manufactured home offers modern comfort and affordable living in a convenient location. Featuring 2 bedrooms and a upgraded 4 pc bathroom, the home has undergone an almost total renovation including new vinyl plank flooring, updated plumbing, upgraded electrical, new lighting, fresh drywall and paint, new doors, and a rebuilt furnace with central air conditioning. The kitchen is equipped with newer fridge, stove, a new dishwasher and a movable kitchen island . In the laundry room you will find a new washer, and dryer. All the living spaces are bright and welcoming. Step outside to enjoy a brand-new deck, large fenced yard, off-street parking, and a storage shed. With thoughtful upgrades throughout and move-in ready condition, this home is perfect for downsizers, first-time buyers, or anyone seeking affordable one-level living with modern finishes. Buyer must be approved by Bridge Villa Estates management.