



Anne French
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2, 1410 43rd Street S
Lethbridge, Alberta

MLS # A2296608



\$127,900

Division:	Redwood		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	664 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: Tv & mount in back bedrooms garden tools, shed, firepit, tile table on deck + outdoor chairs, storage boxes in study

This 2 bedroom, 1 bathroom + den mobile home offers cozy, efficient living with a brand new IKEA kitchen, with new appliances, open concept dining, and living area. The home has had extensive updates, offering comfort, efficiency, and peace of mind for its next owner. Recent improvements include a fully insulated R12 underbelly with a new wood frame and weather barrier, enhancing year round efficiency. Enjoy outdoor living with two spacious decks, both finished with pressure-treated wood skirting. Inside, the home features new thermo-pane vinyl windows, a completely renovated bathroom, and new flooring throughout (excluding the primary bedroom). Additional interior upgrades include updated lighting, baseboards, and fresh paint both inside and out. The electrical system has been upgraded with a new code compliant feeds and new breaker panel, and the furnace has been overhauled with a new control board and igniter. Ducts have been professionally cleaned, and added comfort is provided with baseboard heaters in the living room and back den. Located on a huge leased lot (\$580/ month) this tiny home is low maintenance and ready for new owners.