



Anne French
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41, 2300 13 Street N
Lethbridge, Alberta

MLS # A2297477



\$129,900

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,120 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding

Foundation: -

Features: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: fridge, stove, dishwasher, hood fan, washer, dryer, sheds (2)

Very well maintained 3-bedroom, 1.5-bath manufactured home offering comfort, updates, and excellent outdoor space. The primary bedroom features a convenient 2-piece ensuite. Inside, you'll find matching laminate flooring throughout and a full complement of modern, quality appliances, creating a clean and cohesive feel. Numerous updates provide peace of mind, including an asphalt shingle roof and PVC windows (both approximately 5 years old), along with fresh interior paint completed just last year. Enjoy the outdoors from the covered 8' x 31' east-facing deck—perfect for taking in the morning sun while being sheltered from those typical Lethbridge winds. The property also includes two sheds (10' x 12' and 6' x 6'), one of which is powered, offering excellent storage or workspace options. Nicely landscaped and complete with a double driveway, this home presents a fantastic opportunity for comfortable, low-maintenance living.