



Anne French
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107, 2300 13 Street N
Lethbridge, Alberta

MLS # A2316373



\$179,900

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,249 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	-		

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

Inclusions: Linen Pantry

This mobile home is ready for its next homeowners! Located on a corner lot, this home offers convenient one-level living with 3 bedrooms, 2 full bathrooms, a front deck, fenced yard, and plenty of space to enjoy. Inside, you'll appreciate the abundant natural light, air conditioning, and open-concept living room, dining area, and kitchen that create a welcoming space for everyday living and entertaining. The primary bedroom features a walk-in closet and 4-piece ensuite, while the mudroom/flex space and additional storage provide plenty of flexibility. This well-maintained home has been cared for over the years and is move-in ready. Outside, the fenced yard, front deck, two separate driveways, and carport add to the home's functionality. With a new roof completed last summer and pride of ownership evident throughout, this home offers a great opportunity for those looking for comfortable, low-maintenance living.