

**106, 2300 13 Street N
Lethbridge, Alberta**

MLS # A2340701



\$139,900

Division:	St Edwards		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	898 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Electric Heater

Welcome to this well-laid-out 2 bedroom, 2 bathroom home offering just under 900 sq. ft. of comfortable main-floor living, plus approximately 180 sq. ft. of additional enclosed porch space. With brand-new laminate flooring, a brand-new hot water tank, and a newer roof that is approximately 3 years old, some of the important updates have already been taken care of. The bedrooms are thoughtfully positioned at opposite ends of the home, giving everyone a little extra privacy, and both offer convenient Jack-and-Jill bathroom access. Laundry is also conveniently located, making everyday living simple and functional. A versatile flex space gives you options for a home office, reading area, hobby room, or additional sitting space. The enclosed porch is not heated but provides valuable bonus space for seasonal use, storage, or whatever suits your lifestyle. Outside, you'll find lots of parking, with the ability to open things up when additional parking or storage space is needed. There's also a deck and backyard area to enjoy, giving you room to relax both inside and out. Located on leased land in a welcoming community, this is a great opportunity to enjoy easy one-level living, neighbours nearby, and a home with plenty of flexibility. Some listing photos have been AI-enhanced and virtually staged to help showcase the possibilities of the space and provide inspiration for how the home could look.