

**278, 2300 13 Street
Lethbridge, Alberta**

MLS # A2342826



\$159,900

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,192 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, upright freezer

This well-maintained mobile home in Bridge Villa Estates offers a unique and functional layout with three bedrooms and two full bathrooms, making it a fantastic option for a variety of buyers! Inside, you'll find brand-new kitchen cabinetry, a newer dishwasher, and a cozy gas fireplace in the living room that adds warmth and character to the space and with central air conditioning, you can relax in comfort during those hot months! An enclosed addition off the side of the home provides even more versatility and would make a great mudroom, sitting room, hobby space, or additional storage area! The home has been lovingly cared for over the years and also features a newer hot water tank for added peace of mind! Outside, there is lots of off-street parking, multiple garden boxes ready for planting, and two garden sheds offering plenty of room for tools, outdoor equipment, and seasonal storage! Bridge Villa Estates is conveniently located close to many of Lethbridge's amenities, making shopping, dining, services, and everyday essentials easy to access! Best of all, the home is vacant and ready for immediate possession, so there is no need to wait to make your move! Call your REALTOR® and book your showing right away!