

2, 2300 13th Street N
Lethbridge, Alberta

MLS # A2274403

\$129,900



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|-----------|---------------------------|--------|-------------------|
| Division: | Bridge Villa Estates | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 764 sq.ft. | Age: | 1971 (55 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-----------------|------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Membrane, Metal | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: Fridge, stove, dishwasher, washer, dryer, central a/c, shed

This beautifully renovated 764 sq ft manufactured home offers modern comfort and affordable living in a convenient location. Featuring 2 bedrooms and a upgraded 4 pc bathroom, the home has undergone an almost total renovation including new vinyl plank flooring, updated plumbing, upgraded electrical, new lighting, fresh drywall and paint, new doors, and a rebuilt furnace with central air conditioning. The kitchen is equipped with newer fridge, stove, a new dishwasher and a movable kitchen island . In the laundry room you will find a new washer, and dryer. All the living spaces are bright and welcoming. Step outside to enjoy a brand-new deck, large fenced yard, off-street parking, and a storage shed. With thoughtful upgrades throughout and move-in ready condition, this home is perfect for downsizers, first-time buyers, or anyone seeking affordable one-level living with modern finishes. Buyer must be approved by Bridge Villa Estates management.