

2, 2300 13th Street N  
Lethbridge, Alberta

MLS # A2274403



**\$129,900**

**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:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Heating:** Forced Air

**Floors:** Vinyl Plank

**Roof:** Membrane, Metal

**Basement:** -

**Exterior:** -

**Foundation:** -

**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.