



GRASSROOTS
REALTY GROUP

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262, 2300 13 Street N
Lethbridge, Alberta

MLS # A2259462



\$169,900

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,094 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: Fridge, stove, washer, dryer, all window covering, ceiling fan, shed.

Step into comfort and convenience with this beautifully updated 1,094 sq ft double-wide mobile home featuring 2 bedrooms plus a versatile office/den. Enjoy the ease of an open floor plan, complemented by new vinyl plank flooring, fresh paint throughout, and a newly added ensuite bathroom. The spacious laundry room doubles as a pantry, offering extra storage and functionality. Recent upgrades include a new furnace (2022), hot water tank (2023), and a roof inspection for peace of mind. Outside, a maintenance-free fence encloses a large private yard with a shed, enclosed porch, and off-street parking. With a new fridge, stove, and the home recently leveled, this move-in-ready gem blends modern updates with cozy charm. Buyer must be approved by Park management.