



**262, 2300 13 Street N  
Lethbridge, Alberta**

**MLS # A2259462**



**\$187,500**

<b>Division:</b>	Bridge Villa Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**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 releveled, this move-in-ready gem blends modern updates with cozy charm. Buyer must be approved by Park management.