



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

301, 2300 13 Street N
Lethbridge, Alberta

MLS # A2272170



\$139,900

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	952 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, stove, dishwasher, otr microwave, washer, dryer, window coverings, ceiling fan, central a/c, shed.

This nicely updated 952 sq ft mobile home features 2 bedrooms and 2 bathrooms, offering a bright and functional layout with modern upgrades throughout. Recent improvements include a newer furnace, roof (2021), fresh paint, updated bathrooms, newer flooring, and new appliances, plus a newer washer and dryer for added convenience. The home comes complete with an enclosed entrance, inside extra storage and new insulated skirting. Enjoy outdoor living on the covered deck overlooking a large yard, with additional storage provided by a shed. Central air conditioning ensures year-round comfort, making this move-in ready home a perfect blend of style and practicality. Buyer must be approved by Bridge Villa Estates management.