



**GRASSROOTS**  
REALTY GROUP

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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 (54 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.