



41, 2300 13 Street N  
Lethbridge, Alberta

MLS # A2297477



**\$129,900**

<b>Division:</b>	Bridge Villa Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** fridge, stove, dishwasher, hood fan, washer, dryer, sheds (2)

Very well maintained 3-bedroom, 1.5-bath manufactured home offering comfort, updates, and excellent outdoor space. The primary bedroom features a convenient 2-piece ensuite. Inside, you'll find matching laminate flooring throughout and a full complement of modern, quality appliances, creating a clean and cohesive feel. Numerous updates provide peace of mind, including an asphalt shingle roof and PVC windows (both approximately 5 years old), along with fresh interior paint completed just last year. Enjoy the outdoors from the covered 8' x 31' east-facing deck—perfect for taking in the morning sun while being sheltered from those typical Lethbridge winds. The property also includes two sheds (10' x 12' and 6' x 6'), one of which is powered, offering excellent storage or workspace options. Nicely landscaped and complete with a double driveway, this home presents a fantastic opportunity for comfortable, low-maintenance living.