



**18, 2300 13 Street N  
Lethbridge, Alberta**

**MLS # A2303586**



**\$185,000**

<b>Division:</b>	Bridge Villa Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<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	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<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:** Shed

Welcome to #18 in Bridge Villa Estates, a charming and move-in-ready home in the north side of Lethbridge—perfect for first-time buyers or those looking to downsize without compromise. This cozy 3-bedroom residence has been thoughtfully updated to offer comfort and peace of mind, featuring newer flooring, a recently replaced hot water tank, and updated appliances including a stove, washer, and dryer. The refreshed bathroom adds a modern touch, enhancing both style and functionality. The bright, inviting interior creates a warm atmosphere that’s easy to maintain and enjoy. Designed for simple, low-maintenance living, the home offers a practical layout that maximizes space while providing all the essentials for everyday comfort. Conveniently located close to shopping, grocery stores, restaurants, parks, and public transit, everything you need is just minutes away—making daily living easy and stress-free. A wonderful opportunity to own an updated, affordable home in a welcoming community.