



90, 2300 13 Street N
Lethbridge, Alberta

MLS # A2142120



\$125,000

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,198 sq.ft.	Age:	1975 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to this newly renovated 2-bedroom, 1-Bathroom mobile home in a friendly community in North Lethbridge. This home offers an affordable and comfortable living solution perfect for first-time homebuyers, downsizers, or anyone seeking a low-maintenance lifestyle. Features two bright and inviting living rooms with plenty of natural light and space for relaxation. Functional kitchen with ample counter space and plenty of storage. Large walk-in closet in primary bedroom with connecting door to bathroom. New flooring throughout (carpet and vinyl plank). New Windows, new paint, new fixtures. Addition has new roof. Close to schools, shopping, playground and other amenities. Large fully fenced in yard. Large modern shed with power and concrete floor ideal for workshop or hobby space. Parking pad for 2 cars. Lot rent is \$577/month.