



**#22, 2300 13 Street N  
Lethbridge, Alberta**

**MLS # A2171479**



**\$139,900**

<b>Division:</b>	Bridge Villa Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	750 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Excellent Value! Well maintained 2 bedroom home with bonus 3 season room in a quiet neighbourhood. Upgraded kitchen countertops with large movable island. Laminate flooring throughout the main living area. Newer furnace and hot water tank, central air conditioning. An abundance of windows with great natural lighting throughout. Exceptional durability with asphalt rolled roofing, oversized asphalt driveway with ample off street parking, large 12" X 10" workshop/studio insulated and sided with separate electrical panel, 2 additional outside storage sheds. . Enjoy easy living in this well cared for unit!