



246, 2300 13 Street N
Lethbridge, Alberta

MLS # A2177056



\$86,000

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	952 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: -

LLD: -

Exterior: -

Zoning: -

Foundation: -

Utilities: -

Features: -

Inclusions: N/A

Looking for an affordable mobile home that combines comfort with convenience? Consider a well-maintained option that boasts a durable shingled roof, ensuring long-term protection against the elements. Enjoy the blend of classic and modern with some upgraded windows that not only enhance the aesthetic but also improve energy efficiency. The interior features some newer flooring, providing a fresh and contemporary feel. With two cozy bedrooms and two bathrooms, this 952 sq ft home is perfect for small families or couples. The large covered deck invites you to relax outdoors, while the fully fenced spacious yard is ideal for gardening or play. Front parking adds to the convenience, and the absence of neighbors behind ensures privacy and tranquility. This mobile home offers a balance of quality, comfort, and affordability. Buyer must be approved by Bridge Villa Estates management.