



**115, 2300 13th Street N
Lethbridge, Alberta**

MLS # A2206308



\$194,900

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all windows including blinds, central air conditioning

This stunning 1,216 sq ft home is one of the newer gems in the park, built just seven years ago. It features three spacious bedrooms, two full bathrooms, and the convenience of one-level living. The open floor plan is complemented by central air conditioning and a large attached deck, perfect for both relaxing and entertaining. Backing onto green space, this property offers added privacy and serene views. With paved off-street parking and modern finishes, this home effortlessly combines style, comfort, and functionality. Buyer must be approved by Bridge Villa Estates management.