

262, 2300 13 Street N  
Lethbridge, Alberta

MLS # A2259462



**\$159,900**

<b>Division:</b>	Bridge Villa Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Linoleum, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** -

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** Fridge, stove, washer, dryer, all window covering, ceiling fan, shed.

Step into comfort and convenience with this beautifully updated 1,094 sq ft double-wide mobile home featuring 2 bedrooms plus a versatile office/den. Enjoy the ease of an open floor plan, complemented by new vinyl plank flooring, fresh paint throughout, and a newly added ensuite bathroom. The spacious laundry room doubles as a pantry, offering extra storage and functionality. Recent upgrades include a new furnace (2022), hot water tank (2023), and a roof inspection for peace of mind. Outside, a maintenance-free fence encloses a large private yard with a shed, enclosed porch, and off-street parking. With a new fridge, stove, and the home recently leveled, this move-in-ready gem blends modern updates with cozy charm. Buyer must be approved by Park management.