

**235, 2300 13 Street N**  
**Lethbridge, Alberta**

**MLS # A2176279**



**\$69,000**

<b>Division:</b>	St Edwards		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	891 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>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Foam	<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:** Fridge, Stove, Range Hood, Washer/Dryer, Microwave, Range hood, Wall A/C unit, shed

Welcome to Bridge Villa Estates, where this immaculate 2-bedroom, 1-bathroom mobile home is waiting for you! Spanning 891 sq ft, this well-kept gem offers a spacious, inviting interior, perfect for comfortable living. The layout maximizes space, featuring a bright living area, a cozy kitchen, and well-sized bedrooms. Step outside to enjoy a good-sized fenced yard, ideal for pets, gardening, or outdoor gatherings. With two convenient storage sheds, you'll have ample space for all your outdoor gear. Located in a highly sought-after community, this home is close to shopping, parks, and playgrounds, providing both convenience and leisure right at your doorstep. A must-see property that won't last long!