



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

311, 2300 13 Street N
Lethbridge, Alberta

MLS # A2315688



\$125,000

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	896 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: See appliances

Nicely maintained mobile unit with enclosed front porch area. Current owner has added some nice features with central a/c, some new windows, and a pressure treated wood ramp near entry. Inside you'll find a nice layout with a living room, good size eat in kitchen, 3 bedrooms, and a cheater 5 piece ensuite bathroom that also has the laundry machines. Yard is fenced and landscaped. There is also a large storage shed at the back of the property. Up front is a paved double driveway for your vehicles.