



GRASSROOTS
REALTY GROUP

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33, 2300 13 Street N
Lethbridge, Alberta

MLS # A2327380



\$159,900

Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,055 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	-	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	-		

Inclusions: Shed, Curtain Rods and window coverings. Underground Sprinkler system

Welcome to this Beautifully maintained 2-bedroom + office, 2-bath mobile home showcasing true pride of ownership. This well-loved property features air conditioning, engineered hardwood floors, granite countertops, soft-close cabinetry, and a covered enclosed front porch. Additional upgrades completed over 20 years by a skilled woodworker add exceptional craftsmanship throughout. Located in a premium spot facing the green strip with no home in front, plus a green-space walk-through on the east side for added openness. Underground sprinklers keep the yard lush and easy to maintain. Includes a 2-piece ensuite and thoughtful interior updates that make this home move-in ready. A rare opportunity to own a beautifully cared-for home in a desirable setting. Shows 10/10 — come see for yourself.