



GRASSROOTS
REALTY GROUP

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96A, 2300 13 Street N
Lethbridge, Alberta

MLS # A2340188

\$149,900



Division:	Bridge Villa Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	995 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency, Standard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt, Rolled/Hot Mop	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: Garden Shed(x2), Garden boxes,

Located in the welcoming community of Bridge Villa Estates, this beautifully maintained mobile home offers an excellent opportunity for anyone looking to enjoy affordable, low-maintenance living without sacrificing comfort or outdoor space. Whether you're downsizing, purchasing your first home, or simply looking for a quiet place to call home, this property has been lovingly cared for and is completely move-in ready. A number of important updates have already been completed, including the furnace, water heater, windows, flooring, and roof elastomeric coating. Offering 994 square feet not including the front Foyer, two bedrooms, and a spacious four-piece bathroom with convenient in-suite laundry and a walk-in shower, the layout is both functional and comfortable. The bright living room is filled with natural light from the large front windows, while the adjoining kitchen and dining area provide plenty of cabinet and counter space along with a practical layout that's perfect for everyday living. Both bedrooms are generously sized, and throughout the home you'll immediately notice the pride of ownership and meticulous care that's gone into maintaining the property over the years. Step outside and you'll discover one of this home's standout features. The beautifully landscaped yard offers an incredible amount of privacy with mature trees, colourful flower beds, raised garden boxes, and plenty of space to relax or enjoy time outdoors. Two garden sheds provide excellent storage for tools and seasonal items, making the outdoor space as functional as it is inviting. If you've been searching for an affordable home that's been exceptionally well maintained, thoughtfully updated, and offers a peaceful setting with a beautiful yard, this is one you won't want to miss.