

# \$130,000 - 285, 2300 13 Street N, Lethbridge

MLS® #A2214986

## \$130,000

3 Bedroom, 1.00 Bathroom, 1,092 sqft  
Mobile on 0.00 Acres

Bridge Villa Estates, Lethbridge, Alberta

Welcome to this 3-bedroom, 1-bath mobile home—perfect for first-time buyers, downsizers, or those looking for a budget-friendly alternative without sacrificing comfort. Backing onto a beautiful greenspace, this property is nestled in a quiet, community-oriented mobile home park, and offers a cozy and functional layout, featuring a bright living area, a spacious eat-in kitchen, and three comfortable bedrooms. Outside, enjoy a private yard space, a handy storage shed, and off-street parking. The leased lot keeps costs low while still offering a sense of homeownership and privacy. Located close to schools, shopping, and public transit, this home is an excellent opportunity, with a little vision and personal touch, to get into the market or enjoy simplified living.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2214986                |
| Price          | \$130,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,092                   |
| Acres          | 0.00                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 285, 2300 13 Street N |
| Subdivision | Bridge Villa Estates  |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1H 4E8               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|            |                                                      |
|------------|------------------------------------------------------|
| Appliances | Dishwasher, Refrigerator, Stove(s), Window Coverings |
| Heating    | Forced Air                                           |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 1                |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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