

# \$130,000 - 264, 2300 13 Street N, Lethbridge

MLS® #A2257878

## \$130,000

3 Bedroom, 2.00 Bathroom, 1,102 sqft  
Mobile on 0.10 Acres

Bridge Villa Estates, Lethbridge, Alberta

Looking for a family-friendly and affordable place to call home? Or maybe youâ€™re ready to downsize into something cozy and manageable? This home checks all the boxes! Step inside this bright and open floor plan offering 3 bedrooms, 2 bathrooms, and just over 1,100 sq. ft. of living space. Youâ€™ll love the fresh new flooring and stainless steel appliances, giving the home a modern touch thatâ€™s ready for you to enjoy. Outside, the fully fenced backyard is perfect for kids, pets, or evening BBQs and I mention it backs directly onto a green space, giving you extra privacy and room to play. This home is the perfect blend of comfort, affordability, and convenience. Donâ€™t wait homes like this donâ€™t last long!

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257878  |
| Price          | \$130,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,102     |
| Acres          | 0.10      |
| Year Built     | 1991      |
| Type           | Mobile    |
| Sub-Type       | Mobile    |



|        |                         |
|--------|-------------------------|
| Style  | Single Wide Mobile Home |
| Status | Active                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 264, 2300 13 Street N |
| Subdivision | Bridge Villa Estates  |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1H4E8                |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 3                    |
| Parking        | Parking Pad, Carport |

### Interior

|            |                                           |
|------------|-------------------------------------------|
| Appliances | Electric Oven, Refrigerator, Washer/Dryer |
| Heating    | Forced Air                                |

### Exterior

|                 |                                               |
|-----------------|-----------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Rectangular Lot |
| Roof            | Asphalt Shingle                               |
| Construction    | Mixed                                         |
| Foundation      | Piling(s)                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 5                    |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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