

# \$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	Carport, Parking Pad

### 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
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### Listing Details

Listing Office	REAL BROKER
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