

**2916 33A Avenue S  
Lethbridge, Alberta**

**MLS # A2276285**

**\$249,900**



**Division:** Parkbridge Estates

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 1,216 sq.ft.      **Age:** 1995 (31 yrs old)

**Beds:** 3      **Baths:** 2

**Garage:** Carport

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, central air conditioning, all ceiling fans, all window coverings including blinds except as indicated in exclusions, electric wall fireplace in living room, 2 sheds, TV wall mounts, wood work bench in shed

This beautifully maintained 1216 sq ft, 3 bedroom, 2 bathroom home in a desirable active adult community offers extensive updates throughout, including new lighting and plug-ins, two new storm doors, a new front window, and flooring replaced within the last two years. The bright, fully updated kitchen features pull-out shelves and newer appliances, while the ensuite boasts a newly installed walk-in shower. The inviting living room includes a cozy electric fireplace, perfect for year-round comfort. Additional highlights include a hot water tank replaced in 2018, new skylight, new smoke detectors, central air conditioning, and a recently sealed driveway. Outside, enjoy a large east-facing deck offering some shelter from the wind and overlooking a spacious yard area, along with the convenience of two sheds for extra storage space. Buyer must be approved by Parkbridge Estates Management.