

**3307 31st Street S  
Lethbridge, Alberta**

**MLS # A2276645**

**\$229,900**



<b>Division:</b>	Parkbridge Estates	
<b>Type:</b>	Mobile/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b> 2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Carport	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, central air conditioning, all window coverings including blinds, shed

Welcome to this beautifully maintained 1216 sq ft mobile home, nestled in a vibrant 55+ community. Designed for comfort and ease, this home features three generously sized bedrooms and two full bathrooms, including a serene 4-piece ensuite. The open-concept layout with stylish laminate flooring offers a fresh, modern feel, while central air conditioning keeps things comfortable year-round. The kitchen is equipped with a newer stove and dishwasher, making meal prep and cleanup a breeze. A spacious enclosed carport with extra storage and an oversized deck provides the perfect space for enjoying sunny afternoons or hosting gatherings. Additional highlights include abundant natural light throughout and a handy storage shed. Located just minutes from shopping and essential amenities, this low-maintenance home is a wonderful opportunity to downsize without compromise. Buyer must be approved by Parkbridge Estates management.