

**3307 31st Street S
Lethbridge, Alberta****MLS # A2276645****\$229,900**

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

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

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.