

**2954 31 Street S**  
**Lethbridge, Alberta**

**MLS # A2171399**



**\$219,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** underground sprinklers, TV wall mount bracket, 2nd Fridge (in shed)

From the moment you walk in, this beautifully maintained home in the 55+ ParkBridge Estates feels amazing. Featuring 3 spacious bedrooms and 2 bathrooms, including an executive-style ensuite, the home has been freshly painted and comes with new appliances and updated flooring. The separate laundry room includes a washer and dryer for your convenience. Enjoy the sunroom/porch area year-round, along with underground sprinklers to keep the landscape vibrant. A dedicated workshop and ample storage add to the functionality, while the double carport protects your vehicles. Move-in ready with flexible possession options available.