



Anne French  
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Love where you live.

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2905 30 Avenue S  
Lethbridge, Alberta

MLS # A2170500



**\$215,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,709 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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, range hood, microwave, freezer, washer, dryer, freezer, portable A/C

Discover your new home in this charming mobile situated in a tranquil 55+ seniors park, conveniently located on the southside of Lethbridge. Enjoy the proximity to shopping, hospitals, and parks, making it an ideal spot for active seniors. Key Features: Two Bedrooms: Spacious and comfortable, perfect for relaxation. Two Full Bathrooms: The primary bedroom features its own private en suite for added convenience. Open Kitchen Design: Enjoy cooking and entertaining in a large, open kitchen that flows into the living spaces. Ample Living Space: Generously sized living areas designed for comfort and socializing. Extra Rooms: Versatile additional room that can be used for hobbies, crafting, or a man cave. Double Attached Garage: Offers plenty of storage space and easy access to your vehicle. Low Maintenance Yard: Spend less time on yard work and more time enjoying your home. One-Level Living: Designed for accessibility and ease of movement throughout the home. This mobile home is perfect for those looking to simplify their lifestyle while enjoying a vibrant community. Don't miss out on this fantastic opportunity!