



Anne French  
Your REALTOR®  
Love where you live.

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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>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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:** 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.