

**3014 32 Avenue S  
Lethbridge, Alberta**

**MLS # A2189863**



**\$199,500**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2000 (25 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		

**Inclusions:** Shed

Prepare to be impressed with everything this manufactured home has to offer!! This three bedroom, 1216 square foot mobile home built in 2000 is located in the adult community (55 years+) of Parkbridge Estates and is move-in ready. The open concept kitchen/dining area lets you be part of the conversation even while preparing meals when guests are there. There are lots of kitchen cupboards and a kitchen island. The living room offers you lots of space for furniture. The large primary bedroom with a walk-in closet and a three piece ensuite (shower) is at the back of this well laid out home. The other two bedrooms are adjacent to the main four piece bathroom. Enjoy your morning coffee on the large covered deck or in the adjoining spacious sunroom. When it's really warm, relax inside and enjoy the comfort of your air conditioned home. There's even a smaller deck at back which is next to the spacious storage shed (included). There is close access to shopping (Costco, RONA, Walmart Supercentre, Home Depot, etc.), parks, and restaurants. Enjoy a stroll along the red shale trails or at the man-made lake. Partake of some of the social events at the park clubhouse which organizers offer scheduled pot-lock suppers, billiards, card bingo, jam sessions, cribbage, wood carving, exercise classes, and more. Buyer's must obtain Parkbridge Estates management approval once an accepted conditional offer is in place. Pets are allowed subject to Parkbridge management approval. Call your favorite REALTOR now to view this fine home!!