

**3307 31st Street S  
Lethbridge, Alberta**

**MLS # A2190065**



**\$204,900**

<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>	2002 (23 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	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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, microwave, washer, dryer, central air conditioning, all window coverings including blinds, shed

Welcome to this spacious 1216 sq ft mobile home, perfect for those looking to downsize in an active adult community. This home features three bedrooms and two bathrooms, including a luxurious 4-piece ensuite. The open floor plan and laminate flooring create a modern and inviting atmosphere. Enjoy the convenience of central air conditioning and a large enclosed carport with extra storage space. The home also boasts a large attached deck, perfect for outdoor relaxation and entertaining. The property includes a shed for additional storage and plenty of natural light throughout. Located in a 55+ age-restricted park, this home is close to shopping and other amenities, making it an ideal choice for those seeking a comfortable and low-maintenance lifestyle. Don't miss the opportunity to make this charming home your own! Buyer must be approved by Parkbridge Estates management.