



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

3223 31 Street S  
Lethbridge, Alberta

MLS # A2205866



**\$219,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** -

**Utilities:** -

**Features:** -

**Inclusions:** fridge, stove, dishwasher, washer, dryer, garage door opener and control, window coverings, deep freeze and fridge in garage, a/c unit

This well-maintained 1,088 sq. ft. home in the vibrant adult community of Parkbridge Estates is a must-see if downsizing is on your mind! Featuring 3 bedrooms and 2 bathrooms, it offers a spacious open-concept kitchen and living area for comfort and ease. The additional bedrooms provide flexibility for an office or hobby space. Key updates include a new furnace (approx. 10 years ago) and a hot water tank (replaced 2 years ago). Enjoy the convenience of a 17' x 26' attached garage with a separate enclosed storage area, plus a bright sunroom leading to a deck—perfect for BBQ season. Buyer approval required by Parkbridge Estates management.