

**3308 29 Street S**  
**Lethbridge, Alberta**

**MLS # A2233759**



**\$269,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	-
<b>Utilities:</b>	-

**Inclusions:** None

Prepare to be impressed with everything this manufactured home has to offer!! This three bedroom, double wide, 1520 square foot mobile home built in 2005 is located in the adult community (55 years+) of Parkbridge Estates and is move-in ready. The open concept kitchen/dining/living room 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 tons of space to place your furniture. The large primary bedroom with a walk-in closet and a four piece ensuite 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 40ft x 10ft deck. When it's really warm, relax inside and feel the comfort of your air conditioned home. Enjoy the convenience of the 18ft wide x 22ft long garage to keep your vehicle cool during these hot summer days and for you to stay out of the elements when unloading your recent purchases. There is close access to shopping (Costco, RONA, Lowes, 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 when organizers plan 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. Don't miss out on this one! Call your favourite REALTOR® now to view this fine home!!