

3307 31st Street S
Lethbridge, Alberta

MLS # A2276645



\$229,900

Division: Parkbridge Estates

Type: Mobile/Manufactured House

Style: Mobile Home-Single Wide

Size: 1,216 sq.ft. **Age:** 2002 (24 yrs old)

Beds: 3 **Baths:** 2

Garage: Carport

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: -

Features: -

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, central air conditioning, all window coverings including blinds, shed

Welcome to this beautifully maintained 1216 sq ft mobile home, nestled in a vibrant 55+ community. Designed for comfort and ease, this home features three generously sized bedrooms and two full bathrooms, including a serene 4-piece ensuite. The open-concept layout with stylish laminate flooring offers a fresh, modern feel, while central air conditioning keeps things comfortable year-round. The kitchen is equipped with a newer stove and dishwasher, making meal prep and cleanup a breeze. A spacious enclosed carport with extra storage and an oversized deck provides the perfect space for enjoying sunny afternoons or hosting gatherings. Additional highlights include abundant natural light throughout and a handy storage shed. Located just minutes from shopping and essential amenities, this low-maintenance home is a wonderful opportunity to downsize without compromise. Buyer must be approved by Parkbridge Estates management.