

**2945 31 Street S**  
**Lethbridge, Alberta**

**MLS # A2291272**



**\$249,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Guest, Off Street, Single Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape, Near Shopping Center		

<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>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, No Smoking Home, Open Floorplan, Primary Downstairs, Storage		

**Inclusions:** Fridge, stove, dishwasher, microwave "As is", washer/dryer, window hardware/coverings, central AC, garage door opener & remote

This well-maintained home offers a large GARAGE (21X19), 2 spacious bedrooms, 2 bathrooms, and a dedicated office, providing comfortable, easy living. The oversized living room is filled with natural light from large windows, creating a warm space to relax or spend time with family. A generous kitchen and dining area make it easy to continue hosting dinners, celebrations, and holiday gatherings—because downsizing shouldn't mean giving up the moments that matter most. Recent updates include a newer roof and a brand-new deck, perfect for enjoying the outdoors or visiting with friendly neighbors. Accessibility is simple with a ramp, making everyday living more convenient. Located in Parkbridge Estates, residents enjoy exclusive access to a beautiful walking path that winds around a serene man-made lake, surrounded by mature trees and nature, along with a private clubhouse available for hosting events and community gatherings. With frequent deer sightings and peaceful surroundings, it's a perfect setting for relaxing strolls. Conveniently located just minutes from Costco and other essential amenities, this home offers the perfect balance of comfort, community, and low-maintenance living.