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Love where you live.

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3315 31 Street S  
Lethbridge, Alberta

MLS # A2298271



**\$240,000**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2002 (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:** Central Air Conditioner, Dishwasher, Refrigerator, Stove, All window coverings including curtains, rods, and blinds, Washer and Dryer, Ceiling Fan, Garage Door Opener, garburator.

Welcome to Parkbridge Estates—one of South Lethbridge’s most sought-after 55+ adult living communities! This beautifully maintained and thoughtfully updated 1,200 sq. ft. bungalow truly shows pride of ownership throughout. From the moment you step inside, you’ll notice how immaculate and move-in ready this home is—offering the perfect blend of comfort, convenience, and community. Designed for adult living (55+), Parkbridge Estates is known for its strong sense of connection and unbeatable location. You’ll love being just minutes from all the south-end amenities—shopping, restaurants, and everyday essentials. This bright and inviting layout featuring vaulted ceilings and large arched windows that flood the living room with natural light. The spacious full-size dining area is perfect for hosting, while the kitchen has been tastefully refreshed with updated cabinetry, backsplash, and modern laminate flooring, plus a convenient walk-in pantry. A garburator adds everyday convenience in the kitchen. This home offers 3 bedrooms and 2 bathrooms, including a generous primary suite with French doors leading to the ensuite, complete with a relaxing jetted tub and excellent storage. You’ll also appreciate the dedicated laundry room with washer, dryer, and built-in storage. Additional features include air conditioning, skylights, a built-in bar area, and abundant storage throughout—all contributing to the home’s comfort and functionality. Enjoy your own private retreat on the enclosed deck, perfect for relaxing. The oversized single attached garage (15’x23’x4’) offers ample space for parking and storage. Finished with a low-maintenance vinyl and stone exterior, this home is ideal for those looking to simplify while still enjoying a spacious, beautifully cared-for property. Monthly pad rental is

\$615, offering an affordable option to enjoy a low-maintenance lifestyle in a well-managed, community-focused development. This is a great opportunity to own a home in a quiet, welcoming 55+ community&mdash;Parkbridge Estates living at its finest!