



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

3307 31st Street S
Lethbridge, Alberta

MLS # A2314466



\$244,900

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:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

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

Step into easy, relaxed living in this beautifully updated 1,216 sq ft home set within a welcoming 55+ community. Fresh vinyl plank flooring flows through the bright, open-concept layout, creating a warm, modern atmosphere from the moment you walk in. The kitchen is a true everyday comfort zone, featuring new countertops, a stylish new backsplash, and upgraded taps—paired with a newer stove and dishwasher to keep life simple. The home offers three comfortable bedrooms and two full bathrooms, including a peaceful 4-piece ensuite with refreshed fixtures. Enjoy sunny afternoons on the oversized deck, host friends with ease, or unwind in the privacy of your enclosed carport with extra storage. With natural light throughout, central A/C, a handy storage shed, and shopping just minutes away, this is downsized living without giving up the lifestyle you love. Buyer must be approved by Parkbridge Estates management.