



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2946 31 Street S
Lethbridge, Alberta

MLS # A2219829



\$269,900

Division:	Parkbridge Estates		
Type:	Mobile/Manufactured House		
Style:	Park Model		
Size:	1,216 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Fridge, stove, dishwasher, washer, dryer, central AC, window coverings, garage door opener and remote, shed (as is where is)

Discover this beautifully updated 1216 sq. ft. manufactured home, featuring 3 spacious bedrooms and 2 full bathrooms, including a private en-suite. This home has been thoughtfully upgraded throughout, boasting new flooring, fresh paint, and modern trim. The updated bathrooms and appliances add a contemporary touch, ensuring comfort and convenience. Step outside to enjoy the brand-new deck with stylish rails—perfect for relaxing or entertaining. The property also includes a new shed and a 16'x24' detached garage, offering ample storage and workspace. This home has been meticulously maintained, with significant updates including releveling on new pressure-treated blocks in 2020, the addition of new heat tape in 2022, and a furnace and AC replaced in 2017. The roof was updated in 2013, and shut-off valves were installed on toilets and sinks in 2021 for added peace of mind. Located in a peaceful 55+ community, this home offers quiet living while remaining close to amenities. Don't miss the opportunity to call this move-in-ready gem your own!