



GRASSROOTS
REALTY GROUP

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3011 32 Avenue S
Lethbridge, Alberta

MLS # A2229201



\$264,900

Division:	Parkbridge Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,296 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR Microwave, all ceiling fans, all window coverings including blinds, central air conditioning, garage door opener and 1 remote, shed, desk, murphy bed

Enjoy the perfect mix of comfort and convenience in this beautiful double-wide mobile home located in a friendly active adult community. With 1,296 sq ft, three bedrooms, and two bathrooms, this home offers a spacious and inviting layout designed for easy living. The open floor plan fills the space with natural light, creating a seamless flow between the living, dining, and kitchen areas—perfect for entertaining or relaxing. Step into the updated kitchen, featuring a new gas stove and a brand new dishwasher, giving you a modern cooking space. The first spare bedroom is thoughtfully designed with a Murphy bed while the other bedroom comes complete with a desk, making it a versatile space for work or welcoming guests. Additional built-in cabinets throughout the home provide convenient storage solutions. The primary suite offers a tranquil retreat, complete with a large ensuite featuring a separate tub and shower for a spa-like experience. Outside, enjoy the fresh air on the partially covered large deck, ideal for morning coffee or evening get-togethers. Your vehicle stays secure in the detached single garage, while gutter screens, newer heat tape, and concrete pylon installation with tie-downs offer added stability and low-maintenance peace of mind. Move-in ready and located in a warm, welcoming adult-only community, this home is waiting for you! Don't miss out—schedule a tour with your favorite real estate agent today!