



GRASSROOTS
REALTY GROUP

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3104 31 Street S
Lethbridge, Alberta

MLS # A2230061



\$259,900

Division:	Parkbridge Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,523 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
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, all window coverings including blinds, all ceiling fans, garage door opener and 1 remote, central air conditioning, shed, shelving in garage, closet in garage

Spacious and bright, this 1,523 sq ft 2-bedroom home combines comfort and versatility in one well-designed package. Enjoy vaulted ceilings, newer flooring throughout, and large windows—including multiple skylights and bay windows—that fill the space with natural light. The custom kitchen offers style and function, while the generous primary bedroom features its own ensuite and walk in closet. A large living room and flex room provide endless layout options. The main bath includes a unique sit-down tub for added comfort. Step outside to front and rear decks perfect for relaxing or entertaining. A double attached garage and two year old eavestrough guards (with warranty transferable to new owner) completes the package with everyday convenience. Buyer must be approved by Parkbridge Estates management.