



**GRASSROOTS**  
REALTY GROUP

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

**3104 31 Street S**  
**Lethbridge, Alberta**

**MLS # A2230061**



**\$259,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Parkbridge Estates        |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,523 sq.ft.              | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 2                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached    |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                    |
|--------------------|--------------------|
| <b>Heating:</b>    | Forced Air         |
| <b>Floors:</b>     | Laminate, Linoleum |
| <b>Roof:</b>       | Asphalt Shingle    |
| <b>Basement:</b>   | -                  |
| <b>Exterior:</b>   | -                  |
| <b>Foundation:</b> | -                  |
| <b>Features:</b>   | -                  |

|                   |   |
|-------------------|---|
| <b>Water:</b>     | - |
| <b>Sewer:</b>     | - |
| <b>Condo Fee:</b> | - |
| <b>LLD:</b>       | - |
| <b>Zoning:</b>    | - |
| <b>Utilities:</b> | - |

**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 completes the package with everyday convenience. Buyer must be approved by Parkbridge Estates management.