



GRASSROOTS
REALTY GROUP

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**2905 33 Avenue S
Lethbridge, Alberta**

MLS # A2241924



\$279,900

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	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR microwave, all window coverings including blinds, all ceiling fans, shades on deck, underground sprinklers, garage door opener and 1 remote, chairs around kitchen island

Welcome to this beautifully updated 1,296 sq ft double-wide manufactured home in one of the most desirable locations in the active adult (55+) community of Parkbridge Estates. Featuring 3 bedrooms and 2 bathrooms—including a private ensuite—this fully drywalled home boasts newer flooring throughout and patio doors leading to a spacious deck with stunning views of the lake. The detached super single garage adds convenience, while abundant natural light fills the open living spaces. A rare opportunity to enjoy peaceful lakeview living with modern comfort. Buyer must be approved by Parkbridge Estates management.