



**GRASSROOTS**  
REALTY GROUP

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2941 31 Street S  
Lethbridge, Alberta

MLS # A2245366



**\$249,900**

Division:	Parkbridge Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

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

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener and remote, shed, ceiling fan in primary bedroom, central a/c, underground sprinklers.

Welcome to easy living in this 1,216 sq ft manufactured home located in a friendly 55+ adult park. This 3-bedroom, 2-bath home features a private ensuite with a newly added shower, vinyl plank flooring throughout, and a bright, open layout. The attached super single garage includes generous built-in storage cabinets—ideal for hobbies or organization and is attached to home with a large breeze way to protect you from the elements. Recent updates include a new furnace (2021), new siding, and modern lighting. With a street-front location and a spacious deck, this well-kept home offers comfort, convenience, and style in a quiet community. Buyer must be approved by Parkbridge Estates management.