



**GRASSROOTS**  
REALTY GROUP

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**3004 29 Street S**  
**Lethbridge, Alberta**

**MLS # A2261122**



**\$299,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,603 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Insulated, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MH
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** A/C, Shed, Window Coverings

Welcome to 3004 29 Street S, a beautifully maintained manufactured home in a sought-after adult-oriented community. This inviting property offers a comfortable lifestyle with numerous upgrades and thoughtful touches throughout. Step inside to find an open and spacious layout with upgraded lighting, modern flooring, updated bathrooms, and a beautiful, large kitchen featuring stainless steel appliances and plenty of storage. The cozy electric fireplace adds warmth and character to the living space, while central A/C keeps the home comfortable year-round. Enjoy the outdoors on the expansive front porch or the low-maintenance composite deck, complete with a BBQ gas line for easy entertaining. Custom storage solutions have been added throughout the home for everyday convenience. The oversized 21' x 19' garage is insulated, wired with 220V, and includes built-in cabinetry—offering ample workspace while still leaving plenty of room for parking. This welcoming community allows one small pet, is just steps from shopping and amenities, and is known for its friendly atmosphere. Truly a move-in ready home with comfort and convenience at its core!