



GRASSROOTS
REALTY GROUP

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2905 30 Avenue S
Lethbridge, Alberta

MLS # A2264679



\$310,000

Division:	Parkbridge Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,709 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Mastercraft cabinets in garage, garage heater, dining room table

Welcome to this beautifully maintained home in a peaceful 55+ community in south Lethbridge. Perfectly situated close to shopping, hospitals, and parks, this location offers both comfort and convenience for active adults. Inside, you'll find a spacious layout featuring two bedrooms and two full bathrooms, including a primary suite with its own private en suite. The bright, open-concept kitchen flows seamlessly into the dining and living areas, enhanced by two skylights — one in the kitchen and one in the living room — that fill the space with natural light. A versatile bonus room provides extra space for hobbies, an office, or a cozy sitting area. Additional highlights include a double attached garage, a low-maintenance yard, and the ease of single-level living. Recent updates add extra peace of mind, the furnace was serviced and cleaned in October 2025 and a hot water tank that's less than a year old. Enjoy comfortable, low-maintenance living in a friendly, well-cared-for community. Contact your Realtor® today to schedule a viewing