



**GRASSROOTS**  
REALTY GROUP

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

**2921 31 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2269482**



**\$274,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,504 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Shelving and Storage cabinets in garage; "Stand alone" storage cabinet in laundry room; Two garage door opener remotes

Welcome to 2921-31 Avenue South. I'm sure you will be impressed with everything this mobile home has to offer!! This three bedroom, double wide, 1504 square foot mobile home built in 1994 is located in the adult community (55 years+) of Parkbridge Estates and is move-in ready. You'll love the spaciousness of the living room, dining room and breakfast nook adjacent to the kitchen. There are lots of kitchen cupboards and a large pantry plus another storage cupboard. The living room offers you tons of space to place your furniture. The large primary bedroom has two closets and a four piece ensuite. The other two bedrooms are located in the same part of the mobile and are close to the main four piece bathroom. The separate laundry room leads to the attached garage. Enjoy sipping your morning coffee in the large bright three season sunroom (18ft x 10 ft). You'll appreciate the convenience of the attached 18ft wide (no banging doors against the walls) x 22ft long garage to keep your vehicle and you out of the elements when unloading your recent purchases. There is close access to shopping (Costco, RONA, Lowes, Walmart Supercentre, Home Depot, etc.), parks, and restaurants. Enjoy a stroll along the red shale trails or at the man-made lake. Partake of some of the social events at the park clubhouse when organizers plan pot-lock suppers, billiards, card bingo, jam sessions, cribbage, wood carving, exercise classes, and more. Buyer's must obtain Parkbridge Estates management approval once an accepted conditional offer is in place. Pets are allowed subject to Parkbridge management approval. Don't miss out on this one! Call your favourite REALTOR® now to view this fine home!!