



**GRASSROOTS**  
REALTY GROUP

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**2921 29 Street S**  
**Lethbridge, Alberta**

**MLS # A2270102**



**\$290,000**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Paved, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	-		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings including blinds, central air conditioning, garage door opener and 1 remote, shelving in garage

Located in a vibrant active adult community, this meticulously maintained 1120 sq ft home offers 3 bedrooms and 2 updated bathrooms featuring high-rise toilets and fresh flooring throughout the hall, office/bedroom, bedroom, and bath. The spacious living room is enhanced by a cozy gas fireplace and an extra window for added natural light. Enjoy a newer kitchen and pantry, upgraded mechanicals including furnace, hot water tank, air conditioning, and a 2018 sump pump. Most of the home is drywalled, adding to its polished feel. Outdoor living is a dream with a huge covered deck, enclosed sunroom, indoor shed, and newly landscaped yard with a patio behind the detached 14' x 20' garage, complete with remote opener. This move-in-ready gem blends comfort, convenience, and thoughtful upgrades throughout. Buyer must be approved by Parkbridge Estates management.