



**2909 30 Avenue S  
Lethbridge, Alberta**

**MLS # A2276004**



**\$244,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,558 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** BBQ, Shed

Wow! Opportunities like this in Parkbridge Estates don't come along often. Offering a rare 1558 SQ. FT. OF LIVING SPACE, this meticulously maintained and beautifully UPDATED, move-in-ready home checks every box and then some. Inside, you'll find TWO generous living areas, including a BEAUTIFUL FAMILY ROOM WITH VAULTED CEILINGS that feels bright, open, and perfect for hosting, plus a separate 2nd cozy living room/Den with fireplace for quiet evenings in. The spacious kitchen flows effortlessly into the main living areas, while the CLOSED-IN 3-SEASON SUNROOM delivers that extra space everyone wants but few homes offer. Two large bedrooms and two fully updated bathrooms, 1 4PC BATH, and a private primary 3 PIECE ENSUITE WITH SPACIOUS WALK-IN SHOWER provide comfort and privacy. With CENTRAL AIR CONDITIONING, an updated and regularly serviced furnace, key maintenance already completed, and nothing left to do but move in, this home offers true peace of mind. The attached HEATED GARAGE and powered shed are standout features that set this property apart. Tucked into a QUIET CUL-DE-SAC, this move in ready property offers space, comfort, and peace of mind in a welcoming adult community.