



GRASSROOTS
REALTY GROUP

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**2909 30 Avenue S
Lethbridge, Alberta**

MLS # A2276004



\$259,900

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

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

Inclusions: BBQ, Shed

This well-kept home is tucked into a quiet cul-de-sac in Parkbridge Estates, a welcoming 55+ community where neighbours know each other and life moves at a comfortable pace. The layout is open and easy, with a spacious kitchen offering ample cabinet space that flows naturally into the main living areas, ideal for both everyday living and hosting friends or family. A family room with vaulted ceilings creates a bright, spacious feel, while a separate living room with a fireplace offers a comfortable place to relax. The home also includes a sunroom, providing additional living space and flexibility. There are two good sized bedrooms and two fully updated bathrooms, including a primary bedroom with its own ensuite. Over the years, the home has been thoughtfully maintained, with many important updates already completed. The furnace has been updated and regularly serviced, heat tape was replaced last year, hardwired smoke detectors are installed throughout, and the windows were replaced approximately eight years ago. Central air conditioning adds welcome comfort during the warmer months. An attached heated garage is a real bonus, along with a separate powered shed, perfect for storage, hobbies, or extra workspace. If you're looking for a move-in-ready home in a friendly adult community, this property offers comfort, functionality, and solid value in a peaceful setting.