



**GRASSROOTS**  
REALTY GROUP

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2916 33A Avenue S  
Lethbridge, Alberta

MLS # A2276285



**\$249,900**

Division:	Parkbridge Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

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

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, central air conditioning, all ceiling fans, all window coverings including blinds except as indicated in exclusions, electric wall fireplace in living room, 2 sheds, TV wall mounts, wood work bench in shed

This beautifully maintained 1216 sq ft, 3 bedroom, 2 bathroom home in a desirable active adult community offers extensive updates throughout, including new lighting and plug-ins, two new storm doors, a new front window, and flooring replaced within the last two years. The bright, fully updated kitchen features pull-out shelves and newer appliances, while the ensuite boasts a newly installed walk-in shower. The inviting living room includes a cozy electric fireplace, perfect for year-round comfort. Additional highlights include a hot water tank replaced in 2018, new skylight, new smoke detectors, central air conditioning, and a recently sealed driveway. Outside, enjoy a large east-facing deck offering some shelter from the wind and overlooking a spacious yard area, along with the convenience of two sheds for extra storage space. Buyer must be approved by Parkbridge Estates Management.