



**GRASSROOTS**  
REALTY GROUP

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**3205 31st Street S  
Lethbridge, Alberta**

**MLS # A2276296**



**\$289,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2006 (20 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<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>	-
<b>Features:</b>	-		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, microwave/hood fan combo, all window coverings including blinds, central air conditioning, garage door opener and 1 remote, u/g sprinklers, canopy on deck, shed, work bench in garage, fountain in back, shelving in shed, TV mount, reverse osmosis water system, gemstone lights, garburator, patio furniture on main deck

This beautifully maintained 1,230 sq ft double-wide modular home offers 3 bedrooms, 2 bathrooms, and an impressive list of upgrades that make it truly move-in ready. Recent improvements include updated appliances, heat tape, laminate flooring, window film, new toilets, kitchen and bathroom taps with shut-offs, garburator, crown moldings, shower doors, kitchen backsplash, ceiling fans, gemstone lights, thermostat, furnace and hot water tank in 2018. Additional features include central A/C, a brown kitchen sink, leaf guards on the eavestroughs, underground sprinklers, reverse osmosis water system, and a retractable awning added to the main deck in 2016. Enjoy two decks—one a private retreat off the primary bedroom—plus an attached 14' x 24' garage with inside access and a storage shed for extra convenience. Located in an active 55+ community, this home is in exceptional condition and offers comfort, quality, and low-maintenance living. Buyer must be approved by Parkbridge Estates management.