



GRASSROOTS
REALTY GROUP

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**3315 31 Street
Lethbridge, Alberta**

MLS # A2291098



\$249,900

Division:	Parkbridge Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,200 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
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: Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Welcome 3315 31St in Parkbridge Estates! This charming SRI Home features a fantastic floor plan with 3 bedrooms and 2 bathrooms. You'll love the fresh newer laminate flooring throughout, along with tasteful drywall updates that add a modern touch, plus the added bonus of a newer hot water tank. The oversized single attached garage offers plenty of space, while the beautiful deck is perfect for morning coffee or summer evenings. Inside, enjoy the convenience of a separate laundry room, a spacious pantry, and a relaxing primary suite complete with its own ensuite. Don't miss out—call your favorite Realtor® today and come see it for yourself!