



2945 31 Street S
Lethbridge, Alberta

MLS # A2291272



\$259,900

Division:	Parkbridge Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,439 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Driveway, Front Drive, Garage Door Opener, Guest, Off Street, Single Garage		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape, Near Shopping Center		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Chandelier, No Smoking Home, Open Floorplan, Primary Downstairs, Storage		

Inclusions: Fridge, stove, dishwasher, microwave "As is", washer/dryer, window hardware/coverings, central AC, garage door opener & remote

This well-maintained home offers a large GARAGE (21X19), 2 spacious bedrooms, 2 bathrooms, and a dedicated office, providing comfortable, easy living. The oversized living room is filled with natural light from large windows, creating a warm space to relax or spend time with family. A generous kitchen and dining area make it easy to continue hosting dinners, celebrations, and holiday gatherings—because downsizing shouldn't mean giving up the moments that matter most. Recent updates include a newer roof and a brand-new deck, perfect for enjoying the outdoors or visiting with friendly neighbors. Accessibility is simple with a ramp, making everyday living more convenient. Located in Parkbridge Estates, residents enjoy exclusive access to a beautiful walking path that winds around a serene man-made lake, surrounded by mature trees and nature, along with a private clubhouse available for hosting events and community gatherings. With frequent deer sightings and peaceful surroundings, it's a perfect setting for relaxing strolls. Conveniently located just minutes from Costco and other essential amenities, this home offers the perfect balance of comfort, community, and low-maintenance living.