



**2902 30th Avenue S
Lethbridge, Alberta**

MLS # A2296281



\$269,900

Division:	Parkbridge Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,456 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings including blinds, central air conditioning, all ceiling fans, garage door opener and 1 remote, shelving in garage, underground sprinklers (all inclusions "as is")

This spacious 1,456 sq ft double-wide home in the sought-after active-adult community of Parkbridge Estates offers 3 bedrooms and 2 bathrooms, highlighted by a large living room, a huge kitchen with abundant cabinetry, and an ample dining area perfect for gatherings. The generous primary bedroom includes a roomy ensuite with a walk-in shower, while vaulted ceilings throughout add an airy, open feel. Situated on a unique corner lot facing the street, the property features central air conditioning, underground sprinklers, a 22' x 24' attached double garage with a double driveway for extra parking and convenient inside access, plus a spacious laundry room and a cozy morning-coffee deck. This well-designed home blends comfort, functionality, and an exceptional location within a welcoming 55+ community. Buyer must be approved by Parkbridge Estates management.