



**3315 31 Street S**  
**Lethbridge, Alberta**

**MLS # A2298271**



**\$240,000**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2002 (24 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, 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:** Central Air Conditioner, Dishwasher, Refrigerator, All window coverings including curtains, rods, and blinds, Washer and Dryer, Ceiling Fan, Garage Door Opener, garburator.

Welcome to Parkbridge Estates&mdash;one of South Lethbridge&rsquo;s most sought-after 55+ adult living communities! This beautifully maintained and thoughtfully updated 1,200 sq. ft. bungalow truly shows pride of ownership throughout. From the moment you step inside, you&rsquo;ll notice how immaculate and move-in ready this home is&mdash;offering the perfect blend of comfort, convenience, and community. Designed for adult living (55+), Parkbridge Estates is known for its strong sense of connection and unbeatable location. You&rsquo;ll love being just minutes from all the south-end amenities&mdash;shopping, restaurants, and everyday essentials. This bright and inviting layout featuring vaulted ceilings and large arched windows that flood the living room with natural light. The spacious full-size dining area is perfect for hosting, while the kitchen has been tastefully refreshed with updated cabinetry, backsplash, and modern laminate flooring, plus a convenient walk-in pantry. A garburator adds everyday convenience in the kitchen. This home offers 3 bedrooms and 2 bathrooms, including a generous primary suite with French doors leading to the ensuite, complete with a relaxing jetted tub and excellent storage. You&rsquo;ll also appreciate the dedicated laundry room with washer, dryer, and built-in storage. Additional features include air conditioning, skylights, a built-in bar area, and abundant storage throughout&mdash;all contributing to the home&rsquo;s comfort and functionality. Enjoy your own private retreat on the enclosed deck, perfect for relaxing. The oversized single attached garage (15&rsquo;x 23&rsquo;x 4&rdquo;) offers ample space for parking and storage. Finished with a low-maintenance vinyl and stone exterior, this home is ideal for those looking to simplify while still enjoying a spacious, beautifully cared-for property. Monthly pad rental is

\$615, offering an affordable option to enjoy a low-maintenance lifestyle in a well-managed, community-focused development. This is a great opportunity to own a home in a quiet, welcoming 55+ community&mdash;Parkbridge Estates living at its finest!