



**GRASSROOTS**  
REALTY GROUP

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**31, 1410 43 Street S  
Lethbridge, Alberta**

**MLS # A2298475**



**\$209,900**

<b>Division:</b>	Parkview		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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:** Shed

Take a look at this fantastic 2-bedroom, 1-bath home in Parkview Estates, renovated from top to bottom in 2024! The bright interior features new flooring, fresh paint, updated lighting, and a modern kitchen with stainless steel appliances (only 2 years old). The oven includes premium functions such as air fryer, dehydrator, and steam roast/bake modes. Major upgrades include a new roof, furnace, central A/C, electrical subpanel, and hot water tank. The home also features spray foam insulation in the attic and beneath the addition for improved energy efficiency, and most of the plumbing has been relocated to the interior to help prevent freezing. This home is move in ready!