



**3013 31 Street S**  
**Lethbridge, Alberta**

**MLS # A2171589**



**\$247,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	1,818 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Driveway, Front Drive, Insulated, Parking Pad, Paved, Single Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Lawn, Near Shopping Center, Landscaped, Near Public Transit		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Composite Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Garage Door opener x2

Are you looking for one of Lethbridge's finest 55+ living facility? Look no further than Parkbridge Estates. This well groomed and maintained 55+ living park has everything you can imagine. This unit has one of the largest front yards with beautiful trees and an abundance of wild life throughout the park. Come see this well cared for and loved home, pride of ownership is evident throughout. Many updates have completed in the last couple of years. New flooring throughout the entrance, kitchen and laundry room. Newer Furnace and Hot Water tank(within the last 5 years). The roof was done about 10 years ago and the appliances are all only a couple of years old. Featuring a massive Primary bedroom that will hold a King Size bed and all your furniture is highlighted with his and her closets and an oversized ensuite with a walk in shower and storage. The kitchen has tons of cabinets and counterspace. Come check out this amazing home and find your retirement oasis. Take a drive around the park, check out the activities at the Club House or feed the Goldfish at the community pond.