



**GRASSROOTS**  
REALTY GROUP

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**3307 31 Street S**  
**Lethbridge, Alberta**

**MLS # A2179435**



**\$195,000**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Carport		
<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:** Fridge, Stove, Dishwasher, Hood Fan, Microwave, Washer/Dryer, Shed, Central A/C, Primary Bedroom - short dresser, Dining Room - Dining Table and 4 Chairs, Living Room - Couch, Love-seat, Wing back blue chair, 2x sofa tables, 43" TV and TV Stand, Corner Side Table, Office - Desk, Bookcase, TV Stand, Rolling Chair, Bedroom 2 -checker board table

3307 31 St South is in the manufactured home park of ParkBridge Estates, one of Lethbridge's safest and well-managed Manufactured Home parks . Park Bridge is conveniently located in close proximity to: Costco, Three major grocers, Three hardware shops, The Enmax Centre and many restaurants. 3307 31 St S has two upgraded four piece baths. Kitchen cabinetry has been upgraded with slide out organizers. The dining area includes the table and four new comfortable chairs.The primary bedroom has recently had new carpet installed. Recent service to the furnace and AC had a new programmable thermostat installed. The homes outdoor experience is a carport with a storage locker, all connected to a large composite deck. There is a garden shed for storing seasonal items.