



3223 31 Street S
Lethbridge, Alberta

MLS # A2205866



\$219,900

Division:	Parkbridge Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,088 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: fridge, stove, dishwasher, washer, dryer, garage door opener and control, window coverings, deep freeze and fridge in garage, a/c unit

This well-maintained 1,088 sq. ft. home in the vibrant adult community of Parkbridge Estates is a must-see if downsizing is on your mind! Featuring 3 bedrooms and 2 bathrooms, it offers a spacious open-concept kitchen and living area for comfort and ease. The additional bedrooms provide flexibility for an office or hobby space. Key updates include a new furnace (approx. 10 years ago) and a hot water tank (replaced 2 years ago). Enjoy the convenience of a 17' x 26' attached garage with a separate enclosed storage area, plus a bright sunroom leading to a deck—perfect for BBQ season. Buyer approval required by Parkbridge Estates management.