

2916 33A Avenue S  
Lethbridge, Alberta

MLS # A2276285



**\$249,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Parkbridge Estates        |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.              | <b>Age:</b>   | 1995 (31 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Carport                   |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

**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, central air conditioning, all ceiling fans, all window coverings including blinds except as indicated in exclusions, electric wall fireplace in living room, 2 sheds, TV wall mounts, wood work bench in shed

This beautifully maintained 1216 sq ft, 3 bedroom, 2 bathroom home in a desirable active adult community offers extensive updates throughout, including new lighting and plug-ins, two new storm doors, a new front window, and flooring replaced within the last two years. The bright, fully updated kitchen features pull-out shelves and newer appliances, while the ensuite boasts a newly installed walk-in shower. The inviting living room includes a cozy electric fireplace, perfect for year-round comfort. Additional highlights include a hot water tank replaced in 2018, new skylight, new smoke detectors, central air conditioning, and a recently sealed driveway. Outside, enjoy a large east-facing deck offering some shelter from the wind and overlooking a spacious yard area, along with the convenience of two sheds for extra storage space. Buyer must be approved by Parkbridge Estates Management.