

**3217 31 Street S**  
**Lethbridge, Alberta**

**MLS # A2281902**



**\$299,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	1,510 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	-
<b>Foundation:</b>	-
<b>Features:</b>	-

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	-
<b>Utilities:</b>	-

**Inclusions:** Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove, All window coverings including curtains, rods and blinds, Garage Door Opener, Washer and Dryer, Garburator, Shed, Living room TV bracket, Freezer in Garage, Chair lift, Freezer in Laundry room

Welcome to Parkbridge Estates, a desirable 55+ adult living community known for its exceptionally well-maintained manufactured homes, scenic pond, and peaceful walking paths throughout the park. Enjoy worry-free living with snow removal and lawn care included in the maintenance. This well-cared-for home offers four bedrooms and two bathrooms, providing flexibility for guests, a craft or sewing room, home office, or additional TV space. The spacious living room features vaulted ceilings and central air conditioning for year-round comfort. The kitchen includes a corner pantry, breakfast bar, and ample workspace, with two convenient entrances into the home. The primary bedroom is privately located at the back of the home, while the remaining three bedrooms are positioned at the front. just off the primary bedroom is laundry with ample storage and raised laundry on pedestals. An oversized single garage (16' x 20') is connected to the home by a breezeway and includes a chairlift for added accessibility. A large deck extends your living space outdoors, and has separate storage shed provides additional storage. Parkbridge Estates also offers a welcoming common area for residents to gather, and its south location provides easy access to shopping, restaurants, and everyday amenities. Land lease is \$615 per month. A wonderful opportunity to enjoy low-maintenance, community-oriented living.