



GRASSROOTS
REALTY GROUP

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3002 32 Avenue S
Lethbridge, Alberta

MLS # A2319792



\$259,000

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

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

Inclusions: Built in Hood Fan, Ce3iling fan(s)Garage Door Opener

Welcome to easy adult living in Parkbridge Estates, a quiet 55+ community in Lethbridge's desirable south side. This immaculate, well maintained 3 bedroom, 2 bathroom air conditioned home offers a bright, open layout that's perfect for comfortable everyday living. You'll immediately notice the spacious open floor plan, allowing the kitchen, dining and living areas to flow together seamlessly. You'll enjoy the convenience of entering the home through an enclosed breezeway, plus there's patio doors off from the kitchen, and a large deck connecting the house and garage at the back to enjoy your morning coffee or evenings in the park-like atmosphere of the back yard. The single garage adds year round convenience and extra storage. as well as ease of unloading your recent purchases into the home without having to go outside. Enjoy a stroll along the red shale trails or at the man-made lake as well as you can enjoy some of the social events at the park clubhouse, where pot luck suppers, billiards, bingo, exercise classes and many more possibilities exist. Residents enjoy a quiet lifestyle while being just minutes from south side shopping, restaurants and everyday amenities. Buyers must obtain Parkbridge Estate management approval once an accepted conditional offer is in place. Pets are allowed subject to Parkbridge management approval.