

# \$244,900 - 3019 31 Street S, Lethbridge

MLS® #A2244912

**\$244,900**

3 Bedroom, 2.00 Bathroom, 1,356 sqft

Mobile on 0.00 Acres

Park Bridge Estates, Lethbridge, Alberta

Located in a well-maintained 55+ community in Lethbridge, this spacious mobile home offers comfort, functionality, and a great layout. Featuring three bedrooms and two full 4-piece bathrooms, including a generously sized primary bedroom with ensuite, this home is ideal for those looking to downsize, seeking single-level living with extra space. The attached single garage provides convenience and secure parking, while the enclosed patio offers additional square footage with an electric fireplace to keep you warm during the colder months. The outdoor deck offers a private space to enjoy those sunny days. A storage shed is also included, adding to the practicality of the property. Enjoy a peaceful lifestyle in a mature community close to essential amenities. This property is move-in ready and offers excellent value for anyone looking to enjoy comfortable living in a quiet, friendly neighbourhood.

Built in 1995

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244912  |
| Price          | \$244,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,356     |
| Acres          | 0.00      |



|            |                         |
|------------|-------------------------|
| Year Built | 1995                    |
| Type       | Mobile                  |
| Sub-Type   | Mobile                  |
| Style      | Single Wide Mobile Home |
| Status     | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3019 31 Street S    |
| Subdivision | Park Bridge Estates |
| City        | Lethbridge          |
| County      | Lethbridge          |
| Province    | Alberta             |
| Postal Code | T1K 6S9             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                 |                                                                            |
|-----------------|----------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Gas Stove |
| Heating         | Forced Air                                                                 |
| Cooling         | Central Air                                                                |
| Fireplace       | Yes                                                                        |
| # of Fireplaces | 2                                                                          |
| Fireplaces      | Electric                                                                   |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 44              |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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