

**2918 30 Avenue S  
Lethbridge, Alberta**

**MLS # A2281670**

**\$259,900**



|                  |                           |                               |
|------------------|---------------------------|-------------------------------|
| <b>Division:</b> | Parkbridge Estates        |                               |
| <b>Type:</b>     | Mobile/Manufactured House |                               |
| <b>Style:</b>    | Mobile Home-Double Wide   |                               |
| <b>Size:</b>     | 1,270 sq.ft.              | <b>Age:</b> 1995 (31 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> 2               |
| <b>Garage:</b>   | Off Street                |                               |
| <b>Lot Size:</b> | -                         |                               |
| <b>Lot Feat:</b> | -                         |                               |

|                    |  |                   |   |
|--------------------|--|-------------------|---|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum   | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Other  | <b>Utilities:</b> | - |
| <b>Features:</b>   | Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |                   |   |

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Deep Freeze, Blinds, Electric Fireplace, TV Mount, Central AC

Welcome to 2918 30 Avenue South in Park Bridge Estates. This 1,270 sq. ft. manufactured home is thoughtfully updated and offers a functional, open layout with 3 bedrooms and 2 full bathrooms, including a primary bedroom with ensuite. The kitchen is the heart of the home, featuring excellent counter space and cabinetry that flows seamlessly into the main living area—ideal for both daily living and entertaining. A separate laundry room adds convenience, while central air conditioning ensures year-round comfort. Extensive upgrades include new roof, siding, windows, and skirting (2013), along with a fully renovated interior completed since. Outdoors, enjoy a beautiful partially covered deck, two storage sheds, and a new driveway completed in summer 2025. Well cared for, move-in ready, and located in a well-managed community close to parks, shopping, and other amenities.