



Anne French  
Your REALTOR®  
Love where you live.

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3315 31 Street  
Lethbridge, Alberta

MLS # A2291098



**\$249,900**

<b>Division:</b>	Parkbridge Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Welcome 3315 31St in Parkbridge Estates! This charming SRI Home features a fantastic floor plan with 3 bedrooms and 2 bathrooms. You'll love the fresh newer laminate flooring throughout, along with tasteful drywall updates that add a modern touch, plus the added bonus of a newer hot water tank. The oversized single attached garage offers plenty of space, while the beautiful deck is perfect for morning coffee or summer evenings. Inside, enjoy the convenience of a separate laundry room, a spacious pantry, and a relaxing primary suite complete with its own ensuite. Don't miss out—call your favorite Realtor® today and come see it for yourself!