



Anne French
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Love where you live.

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613 30 Street S
Lethbridge, Alberta

MLS # A2301061



\$599,900

Division:	Henderson Lake		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,631 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, On Street, Outside, See Remarks, Single G		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Block, Combination, Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s)		
Inclusions:	refrigerator in garage		

Welcome to this thoughtfully mid-century modern designed 3-bedroom backsplit home offered for sale for the first time and never before listed on MLS. Located in a highly desirable neighbourhood just a block away from beautiful Henderson Lake, this lovingly maintained home presents a rare opportunity to own in an exceptional setting. With access to parks, walking paths, schools, and amenities close by, you could not ask for a better location. From the moment you step inside, you'll appreciate the warmth and functionality this home offers. The main level features a spacious living room filled with natural light from large windows, creating a bright and inviting atmosphere. A generous dining room provides plenty of space for family dinners and entertaining, while the large den offers excellent flexibility for a home office, reading room, playroom, or additional sitting area. The kitchen is both spacious and practical, designed to flow seamlessly into the family room for comfortable everyday living and effortless hosting. A large west-facing window brings in beautiful afternoon and evening sunshine, adding warmth and charm to the heart of the home. Upstairs, the home features a spacious primary retreat with a walk-in closet, offering a comfortable and private place to unwind. Two additional bedrooms are located in the lower living area, making the layout ideal for families, guests, or those in need of flexible living space. The home is complemented by one full bathroom and a half bath. Outside, the property continues to impress with beautifully maintained flower beds that enhance its curb appeal and reflect the pride of ownership throughout. The addition of back yard parking offers extra convenience, while the detached single-car garage provides secure parking, storage, or workspace potential. Situated within the General Stewart school catchment and

only a few walking blocks from one of the city's most scenic and beloved landmarks, this is a truly special home in a location that rarely becomes available. A rare opportunity to own a cherished property in one of the city's most sought-after neighbourhoods.