



Anne French  
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1016 30 Street S  
Lethbridge, Alberta

MLS # A2310125



**\$419,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Street Lightir		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, central air conditioner

A delightful bungalow that's tucked in a quiet part of Lakeview, with a few short blocks separating you from Henderson Lake and Lakeview School! This 4 bed, 2 bath family offers a detached garage, open concept main floor with plentiful counter space, east-facing front windows and well sized yard. There's been upgrades over the years, a patio to enjoy in your west-facing yard, spacious living areas and nothing left to do but move in!