

613 30 Street S
Lethbridge, Alberta

MLS # A2314720



\$400,000

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		

*** OPEN HOUSE SUNDAY JUNE 7, 2-3:30 pm *** Mid-century modern backsplit presents a rare opportunity to own in one of the city's most desirable neighbourhoods. Located just one block from Henderson Lake, this property offers an exceptional location with parks, walking paths, schools, recreation, and amenities all within easy reach. The home retains some of its original character and offers a functional layout ready for your personal vision and updates. The bright main floor features a spacious living room with large windows, a generous dining area for family gatherings, and a versatile den ideal for a home office, reading room, or additional living space. The spacious kitchen opens to the family room, creating a comfortable setting for everyday living and entertaining. A large west-facing window fills the home with natural afternoon and evening light. The upper level features a spacious primary bedroom with a walk-in closet, while two additional bedrooms on the lower level provide flexibility for family, guests, or hobbies. A full bathroom and convenient half bath complete the layout. Outside, mature landscaping, established flower beds, backyard parking, and a detached single-car garage add to the property's appeal and potential. Situated within the General Stewart School catchment and just a short walk from Henderson Lake, this is an exceptional opportunity for buyers looking to renovate, personalize, and build equity in a highly sought-after location. Whether you're an investor, renovator, or someone looking to create your dream home, the possibilities here are endless. Bring your ideas and unlock the potential of this well-loved home in a neighbourhood where opportunities like this are rarely available.