



**2265 27 Avenue S  
Lethbridge, Alberta**

**MLS # A2321648**



**\$650,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,398 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** FRIDGE, OVEN , STOVE TOP, DISHWASHER, GARAGE DOOR OPENER AND CONTROL, CENTRAL AIR CONDITIONER, WINDOW COVERINGS, WAHER AND DRYER, DEEP FREEZE

**DYNAMITE LOCATION!!!!** Sprawling 2398 sq. ft. 2 storey family home in desirable Tudor Estates, perfectly located just minutes from , shopping, the College and some of Lethbridge's best walking paths and parks. This well-kept property offers dramatic vaulted ceilings that flood the main floor with natural light, 4 generous bedrooms, loft, a formal dining room anchors the home for gatherings, while the oversized hobby/laundry room offers exceptional counter space and workspace with room for storage. Outside, enjoy a heated shop 12x 24 ft. perfect for projects year-round plus dedicated RV parking. A rare combination of location, space, and functionality.