



GRASSROOTS
REALTY GROUP

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78 Tudor Boulevard S
Lethbridge, Alberta

MLS # A2335985



\$495,000

Division:	Tudor Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,913 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Solar Tube(s), Stone Counters		

Inclusions: All appliances "as is, where is" on closing.

Hurry over to this affordably priced home in the ever-popular Tudor Estates neighbourhood. This spacious 1,900+ sq ft residence has a lot to offer and presents a fantastic opportunity to add your own personality and energy. Generously sized rooms and a great flow throughout gives everyone ample space and privacy. Potential for 5 bedrooms in total, a family room with a cozy fireplace and sliding patio doors leading directly out to the yard, a den, 3-1/2 baths, and additional lower-level development make this a great family home. Outdoor living space and privacy is afforded to you by way of a 235 sq ft enclosed deck, covered ground level patio and plenty of mature trees around the perimeter. There is also a convenient natural gas line for your BBQ. The location is prime and offers nearby amenities such as Lethbridge Polytechnic, sports facilities, restaurants, and shopping. Immediate possession is available if required. Put this one on your list!