



GRASSROOTS
REALTY GROUP

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2252 26 Avenue S
Lethbridge, Alberta

MLS # A2338725



\$649,900

Division:	Tudor Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,459 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Landscaped, No Back Lane, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Other	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave, washer/dryer, window coverings, A/C, 2 garage door openers + 2 remotes, workbench/shelves/wall cabinets in garage

Welcome to luxurious main-floor living in Tudor Estates! This stunning bungalow sits on a cul-de-sac in one of south Lethbridge's most established neighbourhoods, just a few doors down from College Drive. Professionally renovated throughout the main floor, this home wraps you in understated elegance from the moment you walk in. Hardwood floors and abundant natural light harmonize the space. Your living room opens onto a kitchen most homeowners only dream of, with a shimmering granite island perfect for hosting friends and family in style. Soft-close, custom cabinetry and high-end appliances complete the kitchen. Guests will love to relax in the adjacent dining room with gas fireplace to keep conversation warm. In the mornings, sip coffee in your tranquil sunroom, taking in the greenery of a lush, treed backyard. Down the hall is a beautifully finished 4-piece bath, laundry, and THREE bedrooms, including your primary with generous walk-in closet and 2-piece ensuite. Your basement is spacious and offers plenty of room for kids and grandkids to spread out, with two large areas for TV watching, exercise, and games. (The basement bedroom, while not egress, is huge!) The double-attached, heated garage means comfort and convenience all winter long. You won't have to drive far or often, either — you're located within minutes of every amenity south Lethbridge has to offer. If you're looking for tasteful, main-floor living without the need to renovate, this home checks the boxes. Book a private showing with your agent right away!