



GRASSROOTS
REALTY GROUP

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4621 26 Avenue S
Lethbridge, Alberta

MLS # A2347186



\$489,900

Division:	Southgate		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,335 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, washer/dryer, window hardware/coverings, garage door opener/remotes, living room TV mount, central A/C, front U/G sprinklers, title insurance

Welcome to Sunrise in Southbrook! This beautifully maintained, one owner bungalow duplex by Ashcroft Homes offers the ease of low maintenance living with NO condo fees. The popular Alayna II floor plan features 2 Bedrooms, main floor laundry, 9' ceilings, and a bright, open concept layout designed for comfortable everyday living. The kitchen offers gorgeous quartz countertops, a convenient pantry, and plenty of workspace, while the living room is the perfect place to unwind around the electric fireplace. The spacious primary suite is a true retreat, featuring a large walk in closet and a luxurious 5 piece ensuite complete with a tiled shower. The basement is ready for future development, giving you the opportunity to create additional bedrooms, a family room, office, gym, or whatever suits your lifestyle while adding even more living space and value. Located in Southbrook just off the Coutts Highway, you're close to everyday amenities including Safeway, Tim Hortons, Canadian Tire and more. The community offers paved pathways, baseball and soccer fields, playgrounds, and a neighborhood elementary school, making this a fantastic location for an active and connected lifestyle. Whether you're looking to simplify, downsize, invest, or enjoy the convenience of bungalow living without condo fees, this Southbrook home offers an excellent combination of comfort, location, and future potential.