



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2207 26 Avenue South S
Lethbridge, Alberta**

MLS # A2219088



\$680,000

Division:	Tudor Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,083 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: Window Coverings

Welcome to Tudor Estates. This fine family home is ready for you! Boasting 5 bedrooms and 4 bathrooms, this home has plenty of living space for your family. The welcoming entry is very open with vaulted ceilings showcasing a grand stair case. Open space into the formal living room and dining room allow you to entertain or enjoy the modern updated kitchen if you prefer. Family room off the kitchen has a beautiful fireplace and creates cozy space looking out on the large back yard. Upstairs you'll find a generous master suite with 3 piece bathroom and walk in shower. 2 other bedrooms upstairs and a full bath as well. On the lower level, another large bedroom and excellent recreation space plus a theatre room with it's own 4 piece bathroom as well. To finish this amazing home off, there is an attached double garage. This neighbourhood is great, close to all amenities and shopping as well as Lethbridge Polytechnic. Great south side location and a wonderful home to call your own. Connect with your favourite Realtor® to book a viewing!