



**GRASSROOTS**  
REALTY GROUP

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**2222 26 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2241600**



**\$550,000**

<b>Division:</b>	Tudor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,685 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Clay Tile
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer/Dryer, Shuffle Board, Dart Board, Window Covering(s)- all appliances as is

Welcome to 2222 26 Avenue South—your opportunity to own a home in the highly sought-after community of Tudor Estates! If you’ve been dreaming of making the move to this fantastic neighbourhood, this property is the perfect place to start. Nestled on a generous sized lot, this 3-bedroom, 3-bathroom home offers over 1,600 sq. ft. of comfortable living space, just waiting for your personal touch to bring it to life. Inside, you’ll find a spacious layout featuring a large kitchen with ample cabinetry, ideal for cooking and entertaining. Big bright windows flood the home with natural light, creating a warm and welcoming atmosphere throughout. The exterior features clay tile roofing, known for its durability and classic curb appeal, and brick surrounding the home. Additional features include a heated garage, central vacuum system, and a convenient self-draining irrigation system to keep your landscaping low-maintenance. Whether you’re looking to renovate or simply move in and enjoy, this is your chance to own a piece of Tudor Estates—a family-friendly community known for its mature trees, scenic walking paths, and proximity to schools, parks, and amenities. Don’t miss this rare opportunity to make 2222 26 Ave S your next home!