



GRASSROOTS
REALTY GROUP

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**46 Tudor Boulevard S
Lethbridge, Alberta**

MLS # A2252877



\$589,900

Division:	Tudor Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,521 sq.ft.	Age:	1982 (43 yrs old)
Beds:	6	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Central Vacuum, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

This spacious 6-bedroom, 3-bathroom bungalow is located in Tudor Estates, one of the more desirable areas on the Southside. The main floor offers a bright living room with walkout to the backyard, functional kitchen with large pantry, dining room with a cozy gas fireplace, a TV room, and the main 4-piece bathroom. There's three main floor bedrooms (with one currently being used as an office). The primary bedroom has a 4-piece ensuite and there is main floor laundry. The basement provides three additional bedrooms, a family room with another gas fireplace, plus a wine room, craft room, and cold storage. The beautifully landscaped yard features mature trees including apple and plum, a greenhouse, garden area, gazebo, workshop, shed, and raspberry bushes. With a single attached garage and prime location close to shopping, the Lethbridge Polytechnic College, parks, transportation and more, this home offers comfort, functionality, and plenty of space inside and out. Don't miss out on this beautifully maintained bungalow with endless features inside & out. Contact your favorite REALTOR ® today to book your private viewing!!