



**51 Tudor Boulevard S
Lethbridge, Alberta**

MLS # A2288619



\$539,000

Division:	Tudor Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,753 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn, No Back Lane		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Wood Siding

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: none

Welcome to this spacious 2,753 sq. ft. Tudor Estates home, built at a time when open design, natural light and generous room sizes truly mattered. From the moment you enter, the inviting foyer creates a warm first impression and an entryway that truly says welcome. Large picture windows, skylights, and an east-facing backyard fill the home with natural light throughout the day. The sunny kitchen and sunken family room overlook the private rear yard, offering a perfect vantage point to keep an eye on the children while preparing meals or relaxing with family. Designed with family living in mind, this home provides exceptional space for entertaining and gatherings. There is ample room to host family dinners, while the layout also allows everyone to find their own comfortable space afterward. The lower level offers excellent play space for teens and children, while adults can enjoy quiet conversation in the more formal living room. A wonderful opportunity to own a bright, spacious family home in the highly desirable Tudor Estates neighbourhood. With a city assessment of over \$600,000, this home is priced for a quick sale at \$539,000 — an outstanding opportunity in one of the city's most desirable neighbourhoods.