



**2210 26 Avenue S  
Lethbridge, Alberta**

**MLS # A2296956**



**\$600,000**

<b>Division:</b>	Tudor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,477 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Low Maintenance Landscape, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, gas cooktop, wall oven, dishwasher, microwave, washer, dryer, blinds, central air conditioner, garage door opener + remote, water softener, shed, BBQ, garage heater, garburator, U/G sprinklers, TV mount, LG TV, audio equipment

Welcome to this fabulous bungalow in Tudor! The cozy home chalked full of charm with recent upgrades, located in a quiet cul-de-sac with great access to major amenities is ripe for the taking! If you're looking for something beyond the "ordinary" home, this property is truly worth a closer look. Designed with comfort and style in mind, it offers a refined living experience with standout features throughout. Thoughtful upgrades, granite countertops, rich wood finishes, a cozy gas fireplace, and newer flooring. The spacious primary suite features a well-appointed ensuite and dual closets, while the beautifully designed kitchen is highlighted by a cabinet-panelled refrigerator for a seamless, upscale look. The attached double garage is a standout feature—heated and with built in cabinets along the north wall, making it a versatile and functional space. Step outside to a truly impressive backyard retreat. Enjoy the large heated covered deck, an expansive secondary deck with power awning, built-in BBQ, custom-crafted sheds, and underground sprinklers in the front with a drip irrigation system in the back. If you're in the market for a home that offers character, craftsmanship, and a touch of luxury, this one is not to be missed.