



**2210 26 Avenue S
Lethbridge, Alberta**

MLS # A2296956



\$575,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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.