



**4602 26 Avenue S  
Lethbridge, Alberta**

**MLS # A2134815**



**\$429,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** None

Welcome to The "CRUZ", Bungalow living with the freedom of no condo fees to deal with. Located in a quiet Cul-De-Sac, this home is perfect for that individual or couple that wants there own space to enjoy. Bright open living area, quartz counter-tops, modern fixtures, electric fireplace in the living room, tall ceilings and large windows for extra light. Convenience of laundry on the main floor. Basement is undeveloped. The built-in dry bar in the dining and living area is perfect for entertaining. The spacious primary suite includes a 3-piece ensuite and a walk-in closet. NHW