



GRASSROOTS
REALTY GROUP

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4631 26 Avenue S
Lethbridge, Alberta

MLS # A2141182



\$444,900

Division:	Discovery		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,179 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Central A/C, Garage Door Opener, Window Coverings

Welcome to your new home in the vibrant Southbrook community! Nestled on a quiet cul-de-sac, this spacious bungalow offers a perfect blend of comfort and convenience. Facing east, you'll start your mornings with beautiful sunrises right from your backyard. Step inside to find a great open concept home. The mudroom, just off the garage, doubles as a laundry area – a handy feature for busy families. The main floor boasts two bedrooms and two bathrooms. The master suite is generously sized and includes a luxurious ensuite with quartz countertops and a beautifully tiled shower. Don't miss the impressive walk-in closet! The second bedroom is conveniently located near another full bathroom. The kitchen is a chef's delight, featuring a stylish tiled backsplash, quartz countertops, a microwave conveniently located in the island, a gas stove, and a fridge with an ice maker. The basement offers a blank canvas for your family's needs, with a design plan that includes space for three additional bedrooms, a family room, and a bathroom. Southbrook is a community designed for families, with ponds, paved pathways, a new elementary school, sports fields, and playgrounds. Plus, it's a quick drive to the Coutts Highway and close to Canadian Tire, McDonald's, Tim Hortons, and more. Your new home also comes with the peace of mind of having years left on your New Home Warranty. Call your Realtor today to book a showing!