



**87 Tudor Crescent S
Lethbridge, Alberta**

MLS # A2170866



\$649,000

Division:	Tudor Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,852 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows		
Inclusions:	Blinds, AC, Shed		

This fully renovated split-level home in Tudor Estates is conveniently located near Lethbridge College, the Enmax Centre, and major south-side retailers like Costco, Superstore, and Walmart. The home features an open-concept main floor with a new kitchen, quartz countertops, a large granite island, luxury vinyl plank flooring, and vaulted ceilings with pot lights. Upstairs, the primary bedroom includes a 3-piece ensuite, while the third level offers a cozy family room with a gas fireplace, barn door access to the laundry/half bath, and entry to the attached double garage. Outside, enjoy an east-facing deck, new sod, and underground sprinklers. Call your REALTOR® today!