



**4617 26 Avenue S  
Lethbridge, Alberta**

**MLS # A2177111**



**\$490,000**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Underground Sprinkler		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** A/C, Dishwasher, Garage Door Opener, Garburator, Induction Cooktop, OTR Microwave, Refrigerator, Washer and Dryer, All window coverings including curtains, rods, and blinds, Treadmill, 3 x TV Wall mounts, Fence Lights, Front Lawn underground sprinklers, Sump Pump

A RARE find! An almost NEW charming BUNGALOW nestled in a peaceful cul-de-sac in Southbrook! As you walk into this home, you will notice that the warm laminate floors stretch out throughout the whole main floor. There is a cute built-in bench and hooks. Enhancing the front entry. Who doesn't love a white and white kitchen with upgraded appliances, including an induction stove and a refrigerator with a waterline and ice maker. The stylish black hardware and plumbing fixtures add a modern touch. The master suite is generously sized, accommodating a king bed with ease. Its ensuite bathroom is a true retreat, featuring a luxurious soaker tub, a spacious shower with a bench, a large dual vanity with ample storage, and a bidet toilet. The massive walk-in closet offers plenty of storage options. Convenience is key with laundry located on the main floor and an office situated by the front door. The fully finished basement includes a large family room, a full bathroom, and three bedrooms—one currently set up as a home gym! This home truly offers an abundance of storage, including three walk-in closets. This home boasts two patio doors: one from the master suite leading to a private deck, and another from the living room that opens up to the patio. The front yard is equipped with underground sprinklers for easy upkeep. Stay cool with central air conditioning, and cozy up by the electric fireplace in the living room. This home is conveniently located near fantastic shopping and dining options! Enjoy easy access to parks and walking paths, perfect for taking your dog for a stroll. The spacious pie-shaped backyard features low-maintenance landscaping, a large concrete patio, and plenty of room to add a shed or greenhouse. This south side bungalow is easy to show, so don't miss your chance to make it yours!