

**48 Tudor Crescent S**  
**Lethbridge, Alberta**

**MLS # A2121081**



**\$519,400**

<b>Division:</b>	Tudor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,388 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Storage, Vinyl Windows, Wood Windows		

**Inclusions:** Fridge, stove, dishwasher, hood fan, washer, dryer, window coverings, garage door opener and control (1), shed.

Welcome to this immaculate custom-built two-storey home in the fabulous Tudor Estates! Built in 1984, this home boasts the finest craftsmanship of its time and remains a captivating time capsule of its era. With over 2300 square feet above grade, this home offers 4 spacious living areas, an upgraded oak kitchen, and a unique floor plan featuring a custom sunroom addition with a stunning stained-glass feature. Carefully maintained by the original owners who built it 40 years ago, this home is a true testament to quality and longevity. Ideal for entertaining, this home is perfect for a large family with its 4 bedrooms, 4 bathrooms, and 2 gas fireplaces. The east-facing mature yard provides privacy and is sheltered by huge pine trees in both the front and back. The price includes brand-new shingles, a new fridge, and a new hot water tank, offering peace of mind and added value. Located in Tudor Estates, this home is conveniently close to major shopping, the Enmax Center, restaurants, Lethbridge College, and multiple schools. A short walk out the front door will lead you to hiking along the coulee's edge, providing a perfect blend of convenience and nature. Don't miss the opportunity to own this one-of-a-kind gem. Call your favorite realtor today to book a showing!