



Anne French
Your REALTOR®
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4602 26 Avenue S
Lethbridge, Alberta

MLS # A2134815



\$429,900

Division:	Discovery		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	952 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	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. Home is virtually Staged NHW