

**2234 26 Avenue S
Lethbridge, Alberta**

MLS # A2166578



\$550,000

Division:	Tudor Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,846 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Gazebo, Lawn, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, hood fan, central air conditioner, garage door opener + remote, window coverings/blinds, central vacuum + attachments, bar fridge, 2 bar stools(basement), dining room hutch, shed, underground sprinklers, steam generator

An incredibly spacious bungalow in Tudor, only steps away from the VisitLethbridge.com Arena! This home is a whopping 3,477 sq/ft between two levels and with various updates throughout, you are sure to find this property as special as we do! A solid brick and stucco exterior stands the test of time while the arched entry creates an elegant entrance to this home. With vaulted ceilings on the main floor, the grandeur of the living space sets the tone for the rest of the home. A traditional style kitchen offers a serving window to the formal dining area, while offering privacy from your guests. A breakfast nook shares space with the kitchen, as does the secondary living room with wood burning fireplace . Taking a few steps down the hallway, your primary suite awaits! With a luxurious en-suite that has a steam shower, plentiful cabinetry and a walk-in closet, this is a space you'll want to relax in! 2 more bedrooms share a 4 piece bathroom and a convenient laundry room round out the main floor. The basement is the space for entertaining! This massive rec room has a wet bar, multiple areas for seating and activities, a huge storage room with built-in shelving, yet another bedroom and 3 piece bathroom and we still haven't even finished going around the basement! The backyard is beautifully landscaped with a gazebo that has wiring for sound, raised garden beds and the privacy and tranquility you've been searching for!