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## 87 Tudor Crescent S Lethbridge, Alberta

MLS # A2170866



# \$649,000

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

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