

**2222 26 Avenue S
Lethbridge, Alberta**

MLS # A2241600



\$550,000

Division:	Tudor Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,685 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Washer/Dryer, Shuffle Board, Dart Board, Window Covering(s)- all appliances as is

Welcome to 2222 26 Avenue South—your opportunity to own a home in the highly sought-after community of Tudor Estates! If you’ve been dreaming of making the move to this fantastic neighbourhood, this property is the perfect place to start. Nestled on a generous sized lot, this 3-bedroom, 3-bathroom home offers over 1,600 sq. ft. of comfortable living space, just waiting for your personal touch to bring it to life. Inside, you’ll find a spacious layout featuring a large kitchen with ample cabinetry, ideal for cooking and entertaining. Big bright windows flood the home with natural light, creating a warm and welcoming atmosphere throughout. The exterior features clay tile roofing, known for its durability and classic curb appeal, and brick surrounding the home. Additional features include a heated garage, central vacuum system, and a convenient self-draining irrigation system to keep your landscaping low-maintenance. Whether you’re looking to renovate or simply move in and enjoy, this is your chance to own a piece of Tudor Estates—a family-friendly community known for its mature trees, scenic walking paths, and proximity to schools, parks, and amenities. Don’t miss this rare opportunity to make 2222 26 Ave S your next home!