

**2208 27 Avenue S
Lethbridge, Alberta**

MLS # A2295029



\$589,900

Division:	Tudor Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,314 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, OTR microwave, Washer, Dryer, Central AC, Garage door opener and 2 remotes, Blinds, Chair lift at side of deck

Welcome to 2208 27 Ave S, an exceptionally well-maintained 1,314 sq.ft. bi-level tucked into a fantastic cul-de-sac location in desirable Tudor Estates. This home blends timeless character with thoughtful modern updates, featuring original hardwood throughout the main floor alongside vinyl plank flooring, fully renovated bathrooms, granite kitchen counters, and contemporary paint colours. The main floor offers a semi-open layout with a spacious living room, dining area with built-in buffet cabinetry, and a large kitchen complete with oak cabinetry, stainless steel appliances, a generous island, and plenty of counter and storage space. You'll also find 3 bedrooms and 1.5 bathrooms, including a convenient 2-piece ensuite. Downstairs, the fully developed basement provides an expansive family room with bar area, 2 additional bedrooms, a full bathroom, laundry, and a utility room with ample storage. Step outside to a newly updated deck off the dining room that wraps around the side and back of the home, overlooking a large, private yard with mature trees and no rear neighbours. Additional highlights include a double attached garage, central A/C, and a recently rebuilt fence. Ideally located just minutes from shopping, restaurants, Lethbridge College, and other south side amenities.