

3 Kings Crescent S Lethbridge, Alberta

MLS # A2342713



\$550,000

Division:	Tudor Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,806 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: garage cabinets, 2 x deep freezers, security equipment, garage heater

Sprawling wheelchair accessible bungalow located on corner lot in Tudor Estates. This home offers ease of access for someone in a wheelchair with everything one would need on the main floor and access into the house without having to do any stairs! You will find wheelchair ramps in both the garage and at the back patio. Inside there is no shortage of space with open concept kitchen/dining, adjacent to formal living room plus large family room space, big enough to house another dining, toy area or office nook and tv area. Head down the hall to your main floor laundry room next to the generously sized and modernly renovated, bathroom equipped with curb-less shower, separate bathtub, vanity, toilet and the luxury of in-floor heating! Your main floor is also home to two bedrooms, including primary with 3pc ensuite and walking closet. The basement is partially finished with a 3rd and 4th bedroom, 3 pc bathroom and flex space, leaving the other half of the basement open for storage or future games area/theater room/workout space, etc :) Concrete deck and mature trees make up your quaint yard, not to mention the heated, oversized double attached garage that is hard to come by in this neighborhood. New shingles done in 2021.