

# \$649,900 - 2238 26 Avenue S, Lethbridge

MLS® #A2269027

**\$649,900**

5 Bedroom, 4.00 Bathroom, 2,594 sqft  
Residential on 0.13 Acres

Tudor Estates, Lethbridge, Alberta

This might be the ultimate family home. Large 2 storey split in Tudor Estates. This isn't a "cookie cutter" special! This home features more than 3895 total square feet of development, plus an enclosed balcony just off the primary bedroom! Large welcoming entry that just feels like home. Vaulted ceilings on main. Sunken living room with 5 panel bow window. Sellers will provide a carpet credit for new carpet to be installed in living room after move out! Beautiful kitchen with white cupboards, massive island, and stainless steel appliances. Just off the kitchen is the dining room that overlooks the sunken family room. All-Season sunroom is also just off the dining room with door to beautiful deck out back recently constructed with permits and has a newer hot tub that is included! Back inside, the sunken family room features built-ins and a gas fireplace. A custom tv box was built around the current flat panel tv, so that tv is also included! Family also has 3 windows that let in lots of light. Down the hallway on this level, there is also a bedroom, a 3 piece bathroom with shower, a laundry room, and entrance to the garage. Upper level houses 3 bedrooms including large primary bedroom with en-suite & walk-in closet, enclosed balcony, and a 2nd larger walk-in closet that used to be a bedroom. There is also another 4 piece bathroom with tub/shower combo on this level. Basement is fully developed with massive family room/games room that has a pool table, and features a nice seating area



with electric fireplace. There is also a 5th bedroom on this level with walk-in closet, another 4 piece bathroom, and a large storage/utility room. Home has conveniences of central a/c and a high efficiency hot water tank. The garage is heated for your vehicles and has some nice shelving. Current owners have loved entertaining in this home and hosting parties inside with the massive kitchen island and outside with the deck and hot tub. They have loved the immense amount of natural light, and the full room walk-in closet in the primary bedroom. They hope you will too! Call your Realtor® today!

Built in 1988

### **Essential Information**

MLS® #	A2269027
Price	\$649,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,594
Acres	0.13
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	2238 26 Avenue S
Subdivision	Tudor Estates
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6K1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	BBQ gas line, None
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 5th, 2025
Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.