# \$700,000 - 1922 15 Street S, Lethbridge

MLS® #A2203723

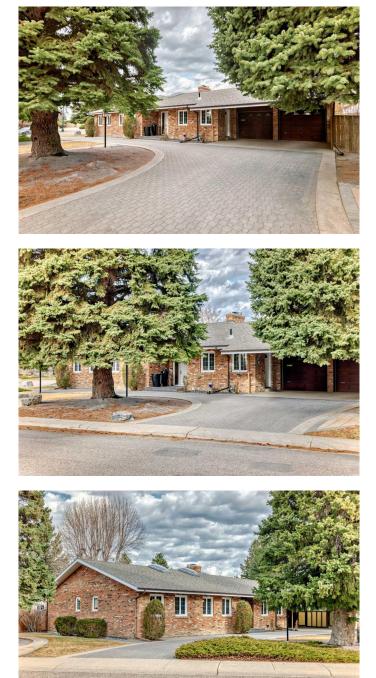
#### \$700,000

5 Bedroom, 3.00 Bathroom, 1,722 sqft Residential on 0.23 Acres

Park Royal/Chinook Heights, Lethbridge, Alberta

First time on the market! Nestled in the exclusive subdivision of PARK ROYAL, this stunning bungalow offers a functional blend of space, quality, and privacy. Still owned by the original family who built this home and several others in the area, this home sits on a prime interior corner lot with beautiful landscaping and a backyard oasisâ€"complete with a built-in outdoor kitchen and gas torches. Inside, you'll find 5 spacious bedrooms (3 up, 2 down) making it ideal for families or those who work from home. The primary suite boasts its own private ensuite, while an additional full bathroom on each floor ensures convenience for everyone.

The heart of the home is the upgraded kitchen, featuring beautiful countertops, ample storage in upgraded cabinetry, and a built-in double wall oven. Thoughtful upgrades include a newer roof, furnace, and vinyl windows throughout most of the home. With an attached double garage and an unbeatable location in this sought-after neighbourhood, this home is a rare find. Don't miss your chance to own a piece of this exclusive community!



Built in 1968

#### **Essential Information**

MLS® #	A2203723
Price	\$700,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,722
Acres	0.23
Year Built	1968
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

# **Community Information**

Address	1922 15 Street S
Subdivision	Park Royal/Chinook Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K1W8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Kitchen Island, Jetted Tub		
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Double Oven, Electric Cooktop,		
	Washen/Dryer, Window Oovenings, Double Oven, Electric Oookop, Water Softener		
Heating	Forced Air		
Cooling	Central Air		
Fireplace	Yes		
# of Fireplaces	3		
Fireplaces	Wood Burning		
Has Basement	Yes		
Basement	Finished, Full		

### Exterior

Exterior Features Private Yard, Built-in Barbecue

Lot Description	Back Yard, Corner Lot, Landscaped, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	164
Zoning	R-RL

#### **Listing Details**

Listing Office Royal Lepage South Country - Lethbridge

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.