

# \$649,000 - 2 Chinook Heights S, Lethbridge

MLS® #A2199288

## \$649,000

4 Bedroom, 4.00 Bathroom, 1,520 sqft  
Residential on 0.20 Acres

Chinook, Lethbridge, Alberta

Welcome to 2 Chinook Heights S in Lethbridge, a beautifully updated 4-bedroom & den, 3.5-bathroom bungalow in the sought-after Chinook Heights neighbourhood. This spacious, move-in ready home offers a perfect blend of comfort and modern upgrades. The main floor features a bright living room with large windows, a kitchen-dining area, and three bedrooms, including a primary bedroom with a 3-pc ensuite bath. Another 4-pc bathroom, one half bathroom, and a convenient laundry area completes this floor. Downstairs, you'll find a storage room, a bar, a huge family room, one bedroom, a den, and another 3-pc bathroom, providing ample space for your family. Located on a large corner lot, the home boasts a private backyard perfect for entertaining or relaxing, a large garage, and plenty of parking space. Recent updates include all windows, doors, casings, baseboards, and closet doors have been replaced. The main floor features high-end engineered hardwood flooring, a custom kitchen with a large island and granite countertops, and a black stainless steel LG appliance package. Bathrooms have been upgraded with new tiles, toilets, and fixtures, including a completely renovated lower-level bathroom. An electric fireplace with a shiplap surround and new light fixtures were also added. For the exterior a two-toned grey exterior repaint, installation of cedar shrubs, underground sprinkler system in the front yard. This home is ready for you to move in and



enjoy. Come see for yourself how comfortable and welcoming 2 Chinook Heights S can be for your family. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 1992

### Essential Information

MLS® #	A2199288
Price	\$649,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,520
Acres	0.20
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2 Chinook Heights S
Subdivision	Chinook
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6T6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Granite Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Basement, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Backs on to Park/Green Space, Corner Lot, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 4th, 2025
Days on Market	65
Zoning	R-L

## Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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