

# \$775,000 - 1922 15 Street S, Lethbridge

MLS® #A2203723

## \$775,000

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 oasis—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 \$775,000



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,722       |
| Acres          | 0.23        |
| Year Built     | 1968        |
| Type           | 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, Jetted Tub, Kitchen Island                                                                                                      |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Electric Cooktop, Microwave, Washer/Dryer, Water Softener, Window Coverings |
| 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 | 42               |
| Zoning         | R-RL             |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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