



GRASSROOTS
REALTY GROUP

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2 Chinook Heights S Lethbridge, Alberta

MLS # A2199288



\$649,000

Division:	Chinook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,520 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer & Dryer, Window Coverings, Garage Opener & Remote, U/G Sprinklers System, 4 x Bar Stools

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.