

1926 14 Street S
Lethbridge, Alberta

MLS # A2342782



\$1,250,000

Division:	Park Royal/Chinook Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,592 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.79 Acre		
Lot Feat:	Back Yard, Landscaped, Level, No Back Lane, No Neighbours Behind, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-RL
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NA

Welcome to 1926 14 St S, an immaculate estate bungalow in the sought after Park Royal community of Lethbridge. Beautifully renovated into a sophisticated modern home while thoughtfully preserving its charm, this exceptional property offers 4,489 sq. ft. of stunning living space with an incredible sense of quality, comfort, and care throughout. From the moment you step inside, the high end custom kitchen sets the tone, with sleek finishes, exceptional storage, and cleverly concealed appliance storage that keeps everything tucked neatly out of sight. Every detail has been considered, from the thoughtful renovations throughout to the heated floors in the primary ensuite and the full bathroom downstairs. The 2,592.39 sq. ft. main floor features a gorgeous primary suite with a full ensuite, along with one additional bedroom and an office that could also be used as a bedroom. A full bathroom is positioned between the additional bedroom and office, offering the potential to create a Jack and Jill setup. Downstairs, the scale is truly impressive, with two additional bedrooms, two bathrooms, and an absolutely massive family and recreation space offering endless room to gather, entertain, and relax. A fully equipped summer kitchen with a dishwasher and stove makes hosting larger events or preparing for gatherings incredibly convenient. Outside, the professionally landscaped and maintained grounds showcase the same pride of ownership found inside, with the property backing onto the coulee and offering a beautiful natural backdrop. The expansive back deck is covered by an awning spanning the entire space, creating an incredible outdoor living area for summer, while Peka roll shutters provide added versatility and privacy. The west facing windows feature reflective film for additional privacy while still allowing natural light into the home. The garage has previously

accommodated three vehicles, providing exceptional parking and storage. With its modern renovation, timeless charm, remarkable scale, and incredible Park Royal setting, 1926 14 St S is a truly special home that brings together the best of character and contemporary living.